



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**November 5, 2025
6:00 P.M.**

City Hall - Council Chambers - 6131 Taylorsville Road - Huber Heights, Ohio

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
 - A. October 21, 2025
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Parks And Recreation Board Update
 - C. Public Tree Ordinance
 - D. Rotary Park Agreement/Name Change
 - * Rotary Park Agreement
 - * Rotary Park Name Change
 - E. 2026 City Employee Health Insurance

- F. Powell Road S Curve Realignment Project - Award Contract
- G. Chambersburg Road West Right Of Way Acquisition Services - Contract Modification
- H. Water Main Improvement Project - Walmac Street/Betal Court - Award Contract
- I. Case BDP 25-23 - Dublin 7 - Basic Development Plan - 6900 Executive Boulevard
- J. Case BDP 25-24 - City of Huber Heights - Basic Development Plan - 7151 Executive Boulevard
- K. Case MC 25-25 - Simms Development - Major Change/Basic Development Plan - Gable Way/State Route 201
- L. City Hall Remodeling Project - Solicit Bids
- M. Citizen Academy
- N. 2026 Montgomery County Public Defender Agreement
- O. Board And Commission Appointments
 - * Parks And Recreation Board - Appointment
 - * Board Of Zoning Appeals - Reappointment
 - * Citizens Water And Sewer Advisory Board - Reappointments
 - * Culture And Diversity Citizen Action Commission - Reappointment
 - * Fire Appeals Board - Reappointment
 - * Planning Commission - Reappointment
 - * Property Maintenance Review Board - Reappointments
 - * Tax Review Board - Reappointment

4. **Adjournment**

AI-11169

Topics Of Discussion A.

Council Work Session

Meeting Date: 11/05/2025

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/05/2025

Audio-Visual Needs: SmartBoard **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/Resolution No.:** N/A

Agenda Item Description or Legislation Title

City Manager Report

Purpose and Background

A copy of the presentation given with the City Manager Report has been attached (see attached).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

City Manager Report

AI-11187

Topics Of Discussion **B.**

Council Work Session

Meeting Date: 11/05/2025

Parks And Recreation Board Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 11/05/2025

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/Resolution No.:** N/A

Agenda Item Description or Legislation Title

Parks And Recreation Board Update

Purpose and Background

Representatives of the Parks and Recreation Board will give an update presentation on the activities and work of the Parks and Recreation Board.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11185

Topics Of Discussion C.

Council Work Session

Meeting Date: 11/05/2025

Public Tree Ordinance

Submitted By: Sarah Forsythe

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Parks/Recreation

Date(s) of Committee Review: 11/05/2025

Legal Review: Completed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Public Tree Ordinance

Purpose and Background

This ordinance assigns joint responsibility for the City's public trees to the Public Works Division and the Parks and Recreation Department and provides guidance for future development of an Urban Tree Canopy Program. This ordinance is in line with best practices and is a requirement for future distinction as a Tree City USA City.

Fiscal Impact

Source of Funds: Parks And Recreation/Public Works Budgets

Cost: \$87,000

Recurring Cost? (Yes/No): Yes

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

This ordinance sets up the City of Huber Heights to become a Tree City USA recognized city. Such distinction includes a spending mandate of \$2 per resident annually on the City's trees. This spending amount is already being exceeded by the City's current tree spending, including: leaf pick-up, yard waste operations, tree trimming, the annual Parks and Recreation Board's Tree Giveaway and Heritage Tree Program, and removal of invasive species. As such, there is no additional budget allocation needed.

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

ESTABLISHING A MUNICIPAL TREE PROGRAM, AUTHORIZING A JOINT PARKS AND RECREATION AND PUBLIC WORKS TREE MANAGEMENT FUNCTION, AND ENHANCING TREE-CARE STANDARDS FOR PUBLIC PROPERTY.

WHEREAS, trees provide numerous public benefits, including but not limited to air quality improvement, stormwater mitigation, energy savings (shade/cooling), wildlife habitat, aesthetics, and enhancement of property values; and

WHEREAS, the City has existing public trees in rights-of-way, parks, open spaces, and municipal lands; and

WHEREAS, an organized, proactive program is required to inventory, maintain, protect, and in some cases remove or replace trees to secure public safety, optimize benefits, and manage costs; and

WHEREAS, the City aspires to comply with and maintain eligibility for Tree City USA status, including having a tree advisory body, a tree ordinance, a defined budget for tree care (at least \$2 per capita or the equivalent in local context), and an annual Arbor Day observance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. AUTHORITY, ADMINISTRATION, AND JOINT RESPONSIBILITIES

1.1 – Joint Oversight.

The City hereby directs that the Parks and Recreation Department and the Public Works Division shall jointly administer the City’s public tree program. The Parks and Recreation Department and the Public Works Division shall coordinate planning, inventory management, maintenance, planting, removal, and replacements. The Parks and Recreation Department and the Public Works Division shall jointly designate a Tree Program Administrator (may be a volunteer, existing staff, or a contracted arborist), who shall carry out day-to-day supervision of tree program operations and serve as liaison between the departments and the Advisory Tree Board. In the event of disagreement between the Parks and Recreation Department and the Public Works Division, the City Manager shall have final authority to resolve such matters.

1.2 – Advisory Tree Board Role.

The Parks and Recreation Board shall serve as the Advisory Tree Board, for matters of tree planting, species selection, public outreach, inventory review, policy advice, and review of tree-related processes. Recommendations of the Advisory Tree Board shall be advisory only and not binding upon the Parks and Recreation Department and the Public Works Division or the City Council. The Parks and Recreation Board shall be responsible for planning the annual recognition of Arbor Day within the City of Huber Heights.

1.3 – Delegation And Cooperation.

Either Department/Division Head shall be authorized to conduct tree activity (e.g. plantings, removals, trimming, etc.). The Tree Program Administrator shall serve to aid communication, share and track information (e.g. inventory database), and create plans and recommendations for the Parks and Recreation Department, the Public Works Division, and the Advisory Tree Board to consider.

1.4 – Funding, Budget, And Reporting.

The City shall adopt an annual tree care budget within the Parks and Recreation Department and Public Works Division budgets sufficient to carry out the responsibilities under this Ordinance, including staffing, contracted maintenance, inventory updates, public outreach, and replacement plantings. To maintain Tree City USA status, the City shall document tree-related expenditures equivalent to at least \$2.00 per capita. The Tree Program Administrator shall prepare an annual report to the City Manager and the City Council summarizing program expenditures, plantings, removals, and maintenance activities.

Section 2. Tree Inventory Requirements And Monitoring

2.1 – Inventory Establishment.

Within two years after the effective date of this Ordinance, the City shall compile a baseline public tree inventory covering public trees in rights-of-way, developed park areas, and on operational City lots/building grounds. Undeveloped parcels and undeveloped parkland shall only be included in the inventory as deemed appropriate. Trees located within public right-of-ways that were installed or are maintained by private property owners shall be included in the inventory and identified as such.

2.2 – Inventory Maintenance And Updates.

The inventory shall be updated to reflect removals, new plantings, maintenance (pruning, staking), health changes, and hazard assessments.

2.3 – Use of Inventory For Decision-Making.

The Parks and Recreation Department and the Public Works Division, in consultation with the Tree Program Administrator, shall use the inventory to identify hazard trees for inspection, to forecast long-term maintenance needs, and to track canopy goals.

Section 3. PLANTING, SPECIES, AND REPLACEMENT STANDARDS

3.1 – Tree Master Plan.

Within two years of this Ordinance’s adoption, the Advisory Tree Board shall make a recommendation to the City Council for a Master Tree Plan. Until such plan is adopted, the related decisions and processes shall be carried out by the Department/Division Heads with reference to industry best practices.

The Tree Master Plan shall include:

- a) Approved species list and a process for variances;
- b) Maintenance and care standards;
- c) Public pruning or removal process;
- d) Construction and grading protection plan; and
- e) Education and public involvement plan including annual Arbor Day Observance standards.

3.2 – Emergency/Hazard Tree Response.

Hazard trees shall be assessed promptly (within a reasonable timeframe) by the Tree Program Administrator or a certified arborist and remedied via trimming or removal as needed for public safety. The Parks and Recreation Department and the Public Works Division may act immediately in emergencies without prior permit but must document the action and notify the Advisory Tree Board at the next reporting cycle.

Section 4. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11186

Topics Of Discussion D.

Council Work Session

Meeting Date: 11/05/2025

Rotary Park Agreement

Submitted By: Sarah Forsythe

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Parks/Recreation

Date(s) of Committee Review: 11/05/2025

Legal Review: Completed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Rotary Park Agreement/Name Change

* Rotary Park Agreement

Purpose and Background

The Huber Heights Rotary Club wishes to adopt Rip Rap Park and to provide assistance in the maintenance and upkeep of the park's current shelter, along with additional pollinator infrastructure central to Rotary's mission.

Fiscal Impact

Source of Funds: Parks And Recreation Budget

Cost: \$6,700

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

The Rotary Club has requested that a path be paved to the shelter from the parking lot. The Public Works Division may conduct this work in-house for less money or if contracting is needed, \$6,700 is estimated for approximately 237 feet of asphalt. This amenity will increase accessibility at the park and is in line with the Parks and Recreation Department's mission.

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADOPT A PARK AGREEMENT WITH THE HUBER HEIGHTS ROTARY CLUB.

WHEREAS, the Huber Heights Rotary Club seeks to adopt Rip Rap Park located at 6281 Rip Rap Road; and

WHEREAS, the Huber Heights Rotary Club wishes to add amenities to Rip Rap Park and receive name recognition for these contributions; and

WHEREAS, the City of Huber Heights desires to empower local groups to assist in the stewardship of parkland and promote public participation in volunteerism and environmental conservation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager or his designee is hereby authorized to enter into an agreement for the adoption of Rip Rap Park in substantially the form of the agreement attached as Exhibit A, to be renamed Rotary Monarch Park, by the Huber Heights Rotary Club.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A - ADOPT-A-PARK AGREEMENT

THIS ADOPT-A-PARK AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2025 (“Effective Date”), by and between the **CITY OF HUBER HEIGHTS, OHIO**, an Ohio charter municipality (“City”) and the **HUBER HEIGHTS ROTARY CLUB**, a nonprofit community organization (“Rotary Club”).

RECITALS

WHEREAS, the City owns and operates certain public park property located at 6281 Rip Rap Road, Huber Heights, Ohio 45424, currently known as Rip Rap Park (the “Park”);

WHEREAS, the Rotary Club desires to partner with the City in an “Adopt-a-Park” relationship to support the beautification, enhancement, and community use of the Park through volunteer service and in-kind improvements; and

WHEREAS, the City desires to recognize and formalize the Rotary Club’s contributions and partnership consistent with City policies governing public property, volunteer engagement, and naming recognition.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

SECTION 1. ROTARY CLUB COMMITMENTS. The Rotary Club hereby agrees to “Adopt” Rip Rap Park, which shall, upon execution of this Agreement and applicable City approvals, be renamed Rotary Monarch Park in recognition of this partnership. In coordination with the City’s Parks and Recreation Department, the Rotary Club shall:

- i. *Community Service* — Conduct a minimum of three (3) community service or volunteer workdays each calendar year at the Park, focusing on beautification, habitat enhancement, and upkeep of Rotary-donated amenities.
- ii. *In-Kind Improvements* — Provide and coordinate improvements valued in excess of Eight Thousand Dollars (\$8,000.00), including: (a) replacement of the existing picnic shelter roof; (b) installation of pollinator plantings and habitat areas to support monarch butterflies; and (c) design, fabrication, and installation of interpretive educational signage.
- iii. *Maintenance of Donated Features* — Maintain, replace, or reinvest in Rotary-donated amenities as reasonably necessary to ensure their continued quality, safety, and usefulness, in coordination with the City.

All volunteer activities and improvements shall be coordinated in advance with the City’s Parks and Recreation Department to ensure compliance with applicable safety, design, and public property standards. All improvements, materials, signage, and fixtures installed or constructed on City property under this Agreement shall immediately become the sole property of the City, without compensation or reversion rights to the Rotary Club.

SECTION 2. CITY COMMITMENTS. In recognition of the Rotary Club's commitments under this Agreement, the City agrees to:

- i. *Renaming* — Officially rename Rip Rap Park as “Rotary Monarch Park” following City Council approval, and include such name on park signage and promotional materials as the City deems appropriate. The City retains the right to modify or revoke the park's name at any time upon notice to the Rotary Club if the partnership terminates or the naming recognition is otherwise deemed inconsistent with City policy.
- ii. *Ongoing Maintenance* — Continue maintaining the Park to the City's established standard for neighborhood parks, including mowing, litter removal, and general upkeep, in its sole discretion and subject to budgetary constraints.
- iii. *Capital Improvements* — Consider inclusion within the City's Capital Improvement Plan (“CIP”) of a future walking path connecting the parking area to the picnic shelter, subject to available funding, prioritization, and City Council approval.
- iv. *Facility Use* — Provide the Rotary Club with up to two (2) free annual facility rentals for City park shelters or indoor recreation spaces, subject to availability and the City's normal reservation process.
- v. *Coordination* — Coordinate with the Rotary Club on proposed signage, service activities, and future improvements to ensure consistency with City policies, branding, and park standards.

SECTION 3. TERM AND TERMINATION. This Agreement shall commence on the Effective Date and continue until terminated as provided herein. Either Party may terminate this Agreement without cause upon ninety (90) days' written notice. The City may immediately suspend or terminate this Agreement for cause if the Rotary Club fails to comply with City direction, violates any law or regulation, damages City property, or engages in conduct deemed detrimental to public safety or City interests. Upon termination, the City may remove, modify, or retain any Rotary-donated improvements in its sole discretion, and the Rotary Club shall have no claim to reimbursement or return.

SECTION 4. LIABILITY AND INDEMNIFICATION. All volunteers participating in Rotary Club activities under this Agreement shall be deemed representatives of the Rotary Club and not employees, agents, or volunteers of the City. The Rotary Club shall hold harmless, indemnify, and defend the City, its elected officials, officers, employees, and agents from and against any and all claims, damages, liabilities, or expenses (including reasonable attorney fees) arising out of or related to Rotary Club activities under this Agreement, except to the extent caused by the negligence or willful misconduct of the City or its employees.

SECTION 5. MODIFICATION. This Agreement may be amended or modified only by a written instrument executed by both Parties. Either Party may terminate this Agreement at any time by written notice to the other Party if the other Party materially breaches its obligations hereunder and fails to cure such breach within thirty (30) days after written notice thereof.

SECTION 6. MISCELLANEOUS.

- i. The Rotary Club shall not assign, delegate, transfer, or subcontract any of its rights or obligations under this Agreement, whether voluntarily or by operation of law, without the prior written consent of the City. Any attempted assignment or delegation in violation of this Section shall be null and void and shall constitute grounds for immediate termination by the City.
- ii. The Rotary Club shall comply, and shall ensure its officers, members, contractors, and volunteers comply, with all applicable federal, state, and local laws, rules, regulations, and ordinances in connection with all activities conducted under this Agreement or on City property. The Rotary Club shall be responsible for securing any permits, approvals, or licenses required for its activities.
- iii. Nothing in this Agreement shall be construed as a waiver or limitation of any immunity, defense, privilege, or exemption afforded to the City or its elected officials, officers, employees, agents, or volunteers under Ohio law, including but not limited to sovereign immunity under Chapter 2744 of the Ohio Revised Code, all of which are expressly reserved. No officer, employee, or representative of the City shall have personal liability for any obligation or performance under this Agreement.
- iv. This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior negotiations, discussions, or agreements, whether oral or written. This Agreement may not be amended or modified except by a written instrument executed by both Parties and approved, as applicable, by the City Manager or City Council.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives as of the Effective Date first written above.

CITY:

CITY OF HUBER HEIGHTS, OHIO

Ohio municipal corporation

John Russell
City Manager

Date: _____

Approved as to form:

Christopher R. Conard, Law Director

ROTARY CLUB:

HUBER HEIGHTS ROTARY CLUB

an Ohio nonprofit community organization

Name: _____
Title: _____

Date: _____

AI-11189

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Rotary Park Name Change

Submitted By: Sarah Forsythe

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Parks/Recreation

Date(s) of Committee Review: 11/05/2025

Legal Review: Completed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Rotary Park Name Change

Purpose and Background

This ordinance changes the name of Rip Rap Park to Rotary Monarch Park in the Huber Heights City Code consistent with the agreement between the City and the Huber Heights Rotary Club.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

AMENDING SECTION 943.04 – PARK FACILITIES OF PART NINE, STREETS
AND PUBLIC SERVICES CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are
current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, the Huber Heights Rotary Club seeks to adopt Rip Rap Park located at 6281
Rip Rap Road and to rename Rip Rap Park to Rotary Monarch Park; and

WHEREAS, the City Council has determined that revisions to Section 943.04 are
necessary to enhance the effective and efficient delivery of municipal services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio
that:

Section 1. Part Nine, Streets and Public Services Code, Chapter 943 – City Parks,
Section 943.04 – Park Facilities is hereby amended to read as follows:

943.04 – Park facilities.

- (a) The City Parks include but are not limited to the following:
- (1) Thomas A. Cloud Memorial Park: The City park located on Brandt Pike south of Kitridge Road shall now and hereafter be known as Thomas A. Cloud Memorial Park.
 - (2) Herbert C. Huber Community Park: The City park located on Chambersburg Road east of Old Troy Pike shall now and hereafter be known as Herbert C. Huber Community Park.
 - (3) Cottonwood Park: The City park located on Fishburg Road east of Brandt Pike shall now and hereafter be known as Cottonwood Park.
 - (4) Shullgate Park: The City park located on Shull Road east of Old Troy Pike shall now and hereafter be known as Shullgate Park.
 - (5) Belle Plain Park: The City park located on Belle Plain Drive west of Bellefontaine Road shall now and hereafter be known as Belle Plain Park.
 - (6) Twin Creeks Park: The City park located on Leston Avenue between Lambeth Drive and Harshmanville Road shall now and hereafter be known as Twin Creeks Park.
 - (7) Rotary Monarch Park: The City park located on Rip Rap Road north of Chambersburg Road shall now and hereafter be known as Rotary Monarch Park.
 - (8) Gary Sherman Park: The City park located at the end of John Geiger Way shall now and hereafter be known as Gary Sherman Park.
 - (9) Canal Locks Park: The City park located on Endicott Road south of Fishburg Road shall now and hereafter be known as Canal Locks Park.
 - (10) Philipps Park: The City park located on Dial Drive north of Longford Road shall now and hereafter be known as Philipps Park.
 - (11) Miami Villa Park: The City park located on Rip Rap Road south of Chambersburg Road shall now and hereafter be known as Miami Villa Park.
 - (12) Huber Heights Community Center: The City park and community center located on Powell Road west of Old Troy Pike shall now and hereafter be known as the Huber Heights Community Center.
 - (13) Monita Field Park: The City park located on Fishburg Road east of Old Troy Pike shall now and hereafter be known as Monita Field Park.
 - (14) Kittyhawk Park: The City park located on Seaman Drive south of Fishburg Road shall now and hereafter be known as Kittyhawk Park.

- (15) Flyer Field at Kittyhawk Park: The City dog park located on Seaman Drive south of Fishburg Road shall now and hereafter be known as Flyer Field at Kittyhawk Park.
- (16) Dial Park: The City park located on Dial Drive shall now and hereafter be known as Dial Park.
- (17) The Recreation Complex at The Heights: The City park that includes the Kroger Aquatic Center at The Heights and the Eichelberger Amphitheater at The Heights located on Brandt Pike north of Shull Road shall now and hereafter be known as The Recreation Complex at The Heights.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11188

Topics Of Discussion E.

Council Work Session

Meeting Date: 11/05/2025

2026 City Employee Health Insurance

Submitted By: Katie Knisley

Department: City Manager

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Human Resources

Date(s) of Committee Review: 11/05/2025

Legal Review: Not Needed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

2026 City Employee Health Insurance

Purpose and Background

The City currently provides medical, dental, vision and life insurance to all eligible employees of the City of Huber Heights. Renewal for health insurance is January 1, 2026, with open enrollment during the month of November, 2025. City Staff have been working with the City's insurance agent, Marsh & McLennan Agency, LLC, on the renewal process, which will be discussed at the Council Work Session.

Fiscal Impact

Source of Funds: Various Funds

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

The cost of health insurance would be budgeted in the 2026 City Budget.

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE PURCHASE OF EMPLOYEE HEALTH INSURANCE SERVICES FOR THE CITY OF HUBER HEIGHTS FOR FISCAL YEAR 2026 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the City Council must authorize the provision of fringe benefits to City employees; and

WHEREAS, health insurance can be purchased effectively and efficiently through non-competitive procurement methods.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City hereby waives the competitive bidding requirement and authorizes the City Manager to enter into contracts to purchase employee health insurance related services necessary to provide the benefits described in the Employee Personnel Manual and/or collective bargaining agreements. The authorization shall include, but not be limited to, the provision of medical and prescription drug, life, dental, and vision plans and up to a \$2,000 single/\$4,000 family annual City contribution to each participating employee's HSA and/or HRA account.

Section 2. The City Manager is authorized to enter into an agreement with _____ for the City's group Medical Plan for Fiscal Year 2026.

Section 3. The City Manager is authorized to enter into an agreement with _____ for Fiscal Year 2026 dental and vision insurance benefits, and _____ for Fiscal Year 2026 life insurance benefits.

Section 4. The cost for the provision of such insurance benefits for Fiscal Year 2026 shall not exceed \$ _____ without additional authorization by the City Council.

Section 5. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11184

Topics Of Discussion F.

Council Work Session

Meeting Date: 11/05/2025

Powell Road S Curve Realignment Project - Award Contract

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Engineering

Date(s) of Committee Review: 11/05/2025

Legal Review: Not Needed

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Powell Road S Curve Realignment Project - Award Contract

Purpose and Background

Eight (8) bids were received for the Powell Road S Curve Realignment Project ranging from \$548,716 to \$618,463. This legislation will authorize the City Manager to enter into a contract with Integrity Contractors as the lowest and best bidder. This project consists of full depth reconstruction of Powell Road to provide safety improvements for horizontal and vertical alignment. In addition, work includes storm and roadside grading upgrades. The Capital Improvement Fund will be utilized for the construction of this project.

Fiscal Impact

Source of Funds: Capital Fund

Cost: \$605,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): No

Financial Implications:

Funding for this project is pending the City Council's approval of the 2026 City Budget.

Attachments

Bid Results

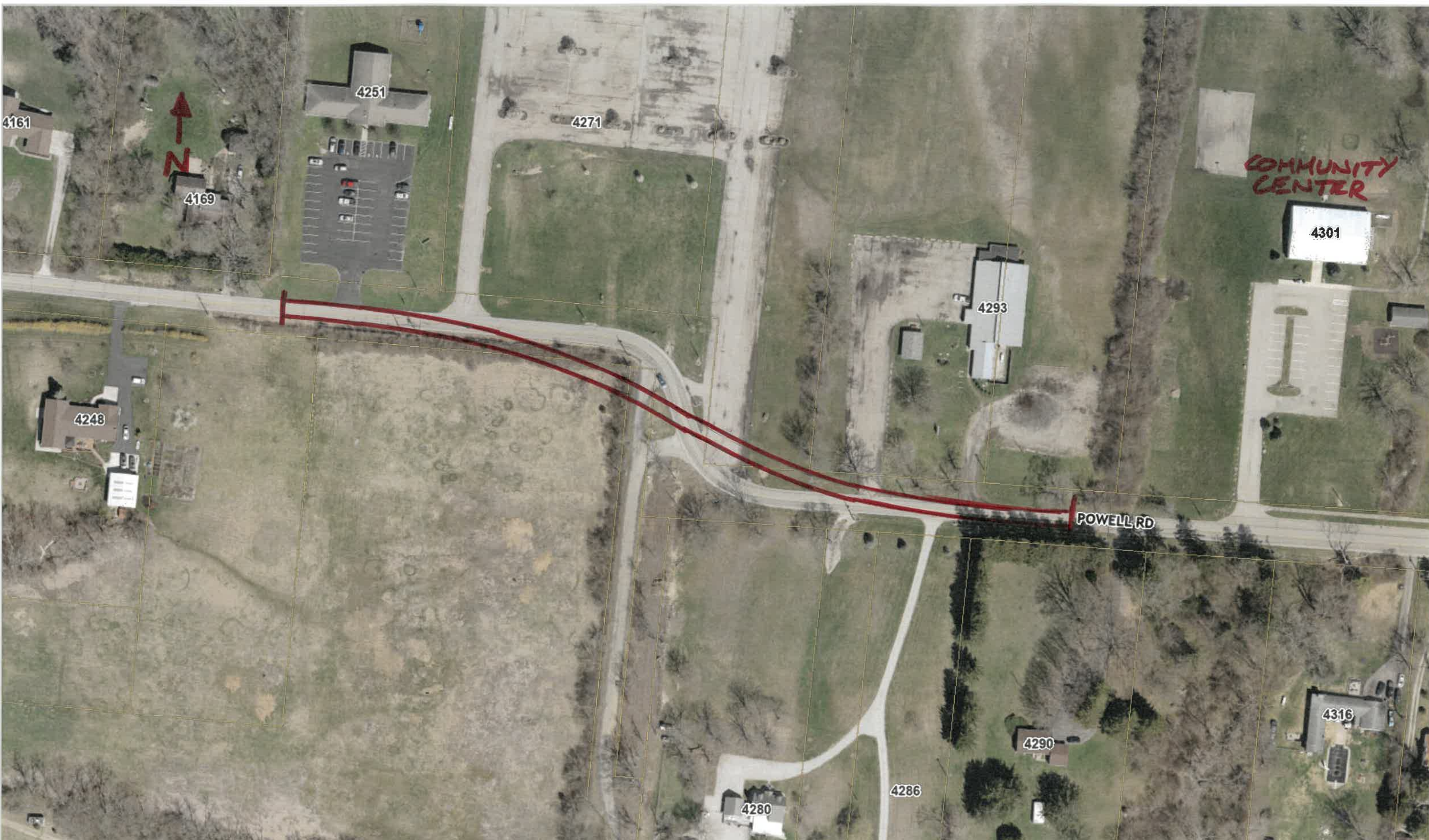
Map

Resolution



CITY OF HUBER HEIGHTS
POWELL ROAD S CURVE REALIGNMENT
BID RESULT
BID DATE: OCTOBER 17, , 202

CONTRACTOR'S NAME	BID AMOUNT	
Double Jay Construction	\$575,185	May 31, 2026
	Bid Bond - Yes	
Performance Site Development	\$566,184.40	180 Calendar Days
	Bid Bond - Yes	
Outdoor Enterprise	\$571,190	92 Calendar Days
	Bid Bond - Yes	
Eagle Bridge	\$618,463	92 Calendar Days
	Bid Bond - Yes	
Milcon	\$576,992.35	90 Calendar Days
	Bid Bond - Yes	
Brumbaugh Construction	\$594,000	90 Calendar Days
	Bid Bond - Yes	
Integrity Contractors	\$548,716.87	245 Calendar Days
	Bid Bond - Yes	
Barrett	\$603,297.53	92 Calendar Days
	Bid Bond - Yes	



PROJECT MAP

Scale: 1 in equals 100 ft

City of Huber Heights, OH

Date: 4/30/2025



CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE POWELL ROAD S CURVE REALIGNMENT PROJECT.

WHEREAS, the City Council under Resolution No. 2025-R-7556 has previously authorized the securing of bids for the Powell Road S Curve Realignment Project; and

WHEREAS, construction bids were received by the City on October 17, 2025; and

WHEREAS, funding is pending the City Council’s approval of next fiscal year’s budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into a contract for the Powell Road S Curve Realignment Project with Integrity Contractors as the lowest and best bidder at a cost not to exceed \$605,000.00 on the terms and conditions as substantially set forth in the bid documents.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11183

Topics Of Discussion G.

Council Work Session

Meeting Date: 11/05/2025

Chambersburg Road West Right Of Way Acquisition Services - Contract Modification

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Chambersburg Road West Right Of Way Acquisition Services - Contract Modification

Purpose and Background

This legislation will authorize a contract modification and increase the Environmental Design Group contract by \$46,950 to reflect the additional negotiations caused by project complexity, extensive redesign, coordination between multiple parties, additional staking, and surveying to ensure that the plan data aligned with field conditions. The project required the acquisition of right of way and easements across thirty (30) separate parcels. Complex negotiations with sixteen (16) landowners were necessary to address detailed concerns, respond to veiled threats, reply to letters, assist in providing estimates for the revisions being requested by the landowners, and redesign coordination between multiple parties including the developer, landowners, consultants, Montgomery County, the City of Huber Heights, and the Ohio Department Of Transportation. The Capital Fund will be utilized for the additional costs.

Fiscal Impact

Source of Funds: Capital Fund

Cost: \$46,950

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT MODIFICATION WITH ENVIRONMENTAL DESIGN GROUP FOR RIGHT OF WAY ACQUISITION SERVICES FOR THE CHAMBERSBURG ROAD WEST IMPROVEMENTS PROJECT.

WHEREAS, the City Council has applied for and received a grant through the Miami Valley Regional Planning Commission (MVRPC) for the construction of the Chambersburg Road West Improvements Project; and

WHEREAS, the City Council had previously authorized the City Manager to enter into a contract with Environmental Design Group to acquire the needed right of way, drainage, slope, and temporary easements for the Chambersburg Road West Improvements Project at a cost not to exceed \$139,000.00; and

WHEREAS, it is necessary to increase the contract amount with Environmental Design Group to reflect the additional negotiation efforts caused by project complexity, extensive redesign coordination between multiple parties, and additional staking and surveying to ensure that the plan data aligned with field conditions; and

WHEREAS, sufficient funds are available to cover the cost of the additional work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to increase the contract with Environmental Design Group for right of way acquisition services for the Chambersburg Road West Improvements Project by \$46,950.00 to a new total of \$185,950.00.

Section 2. Authorization is hereby given to compensate Environmental Design Group for additional work already completed.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11182

Topics Of Discussion H.

Council Work Session

Meeting Date: 11/05/2025

Water Main Improvement Project - Walmac Street/Betal Court - Award Contract

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Water Main Improvement Project - Walmac Street/Betal Court - Award Contract

Purpose and Background

Eleven (11) bids were received for the Water Main Improvement Project at Walmac Street and Betal Court. Two primary options were presented to the contractors for the completion of this project. The first option required completion by the end of the current year, with associated bids received falling between \$317,110 to \$404,077. The second option offered a more extended timeline, allowing for project finalization by May 31, 2026, with associated bids received falling between \$303,780 to \$446,514. This legislation will authorize a contract with C.G.Construction and Utilities as the lowest and best bidder for both options at a cost not to exceed \$360,000. The Water Fund will be utilized to construct this project.

Fiscal Impact

Source of Funds: Water Fund

Cost: \$360,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Bid Results

Map

Resolution



CITY OF HUBER HEIGHTS
WATER MAIN IMPR. AT WALMAC ST AND BETAL CT
BID RESULT
BID DATE: OCTOBER 17, , 2025

CONTRACTOR'S NAME	OPTION 1 COMPLETED BY 12/31/2025	OPTION 2 COMPLETED BY 5/31/2026
Double Jay Constr.	No Bid	\$329,198.00
		Bid Bond - Yes
Kinnison Exc,	No Bid	\$367,990.00
		Bid Bond - Yes
Outdoor Enterprise	No Bid	\$348,111.25
		Bid Bond - Yes
C. G. Constr.	\$317,110.00	\$303,780.00
	Bid Bond - Yes	Bid Bond - Yes
Milcon	No Bid	\$360,298.00
		Bid Bond - Yes
Performance Site	\$404,077.30	\$382,507.50
	Bid Bond - Yes	Bid Bond - Yes
M & T Excavating	\$359,863.00	\$340,180.00
	Bid Bond - Yes	Bid Bond - Yes
Integrity Contractors	No Bid	\$446,514.08
		Bid Bond - Yes



CITY OF HUBER HEIGHTS
WATER MAIN IMPR. AT WALMAC ST AND BETAL CT
BID RESULT
BID DATE: OCTOBER 17, , 2025

CONTRACTOR'S NAME	OPTION 1 COMPLETED BY 12/31/2025	OPTION 2 COMPLETED BY 5/31/2026
L. J. Deweese	\$379,071.00	\$365,652.00
	Bid Bond - Yes	Bid Bond - Yes
Brumbaugh Constr.	\$367,844.00	\$367,844.00
	Bid Bond - Yes	Bid Bond - Yes
Ranger Earth Works	No Bid	\$338,540.00
		Bid Bond - Yes



Scale: 1 in equals 150 ft

City of Huber Heights, OH

8" D.I. WATER MAIN INSTALLATION

Date: 2/25/2025



CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE WATER MAIN IMPROVEMENT AT WALMAC STREET AND BETAL COURT PROJECT.

WHEREAS, the City Council under Resolution No. 2025-R-7588 has previously authorized the securing of bids for the Water Main Improvement at Walmac Street and Betal Court Project; and

WHEREAS, construction bids were received by the City on October 17, 2025; and

WHEREAS, funds are available to cover the cost of this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into a contract for the Water Main Improvement at Walmac Street and Betal Court Project with C.G. Construction and Utilities, Inc. as the lowest and best bidder at a cost not to exceed \$360,000.00 on the terms and conditions as substantially set forth in the bid documents.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11154

Topics Of Discussion I.

Council Work Session

Meeting Date: 11/05/2025

Case BDP 25-23 - Dublin 7 - Basic Development Plan - 6900 Executive Boulevard

Submitted By: Geri Hoskins

Department: Assistant City Manager - Public Services

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Case BDP 25-23 - Dublin 7 - Basic Development Plan - 6900 Executive Boulevard

Purpose and Background

The applicant, Dublin 7, is requesting approval of a Basic Development Plan to construct an Irish pub-themed restaurant (Case BDP 25-23).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Drawings
Elevations
Fire Assessment
Staff Report
Decision Record
Minutes
Presentation
Ordinance

PLAN OF IMPROVEMENTS
for
DUBLIN 7 – HUBER HEIGHTS

LOCATED AT
EXECUTIVE BOULEVARD
SECTION 18, TOWN 2, RANGE 8 NORTH, MRs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
SEPTEMBER 9, 2025

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF HUBER HEIGHTS, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

- WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
- NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
- SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
- FIELD TILE – SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
- ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
- ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
- ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, MONTGOMERY COUNTY AND OEPA.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
- THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 – CLEARING AND GRUBBING AND ODOT 203 – ROADWAY EXCAVATION & EMBANKMENT.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.

WATER LINE NOTES:

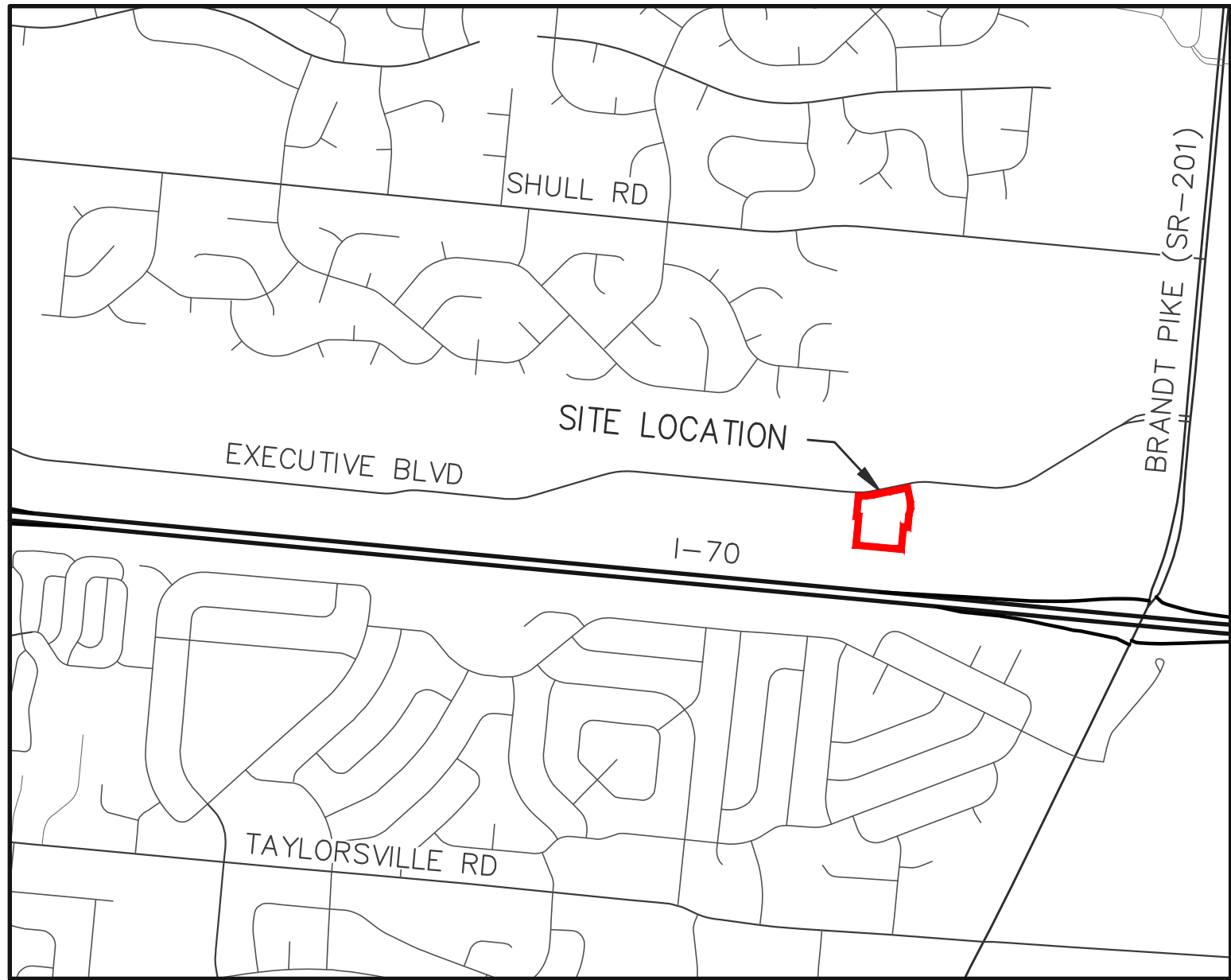
- ALL WATER MAIN AND LATERALS SHALL BE INSTALLED A MINIMUM OF 54" DEEP AND COVERED WITH 1/4" NATURAL ROUNDS OR SMALLER, SHALL BE LAID WITH AT LEAST A TEN FOOT (10') HORIZONTAL SEPARATION FROM ANY SANITARY SEWER LINE AND SHALL BE LAID AT LEAST EIGHTEEN INCHES (18") VERTICAL SEPARATION FROM ANY SANITARY IN ACCORDANCE WITH THE "TEN STATE STANDARDS."

UTILITY CROSSING:

WATER LINE OVER SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE.

WATER LINE UNDER SANITARY SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE LENGTH (13' MINIMUM) OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT EACH END IS EQUIDISTANT FROM THE WATER MAIN. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED.

- THRUST BLOCKS OR RESTRAINED LENGTH ON ALL FITTINGS OF WATER LINE CONSTRUCTION AS PER CITY OF FRANKLIN STANDARDS.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN TESTED, INSPECTED AND RELEASED FOR TAPS BY THE MUNICIPALITY.
- SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS.
- WATER LATERAL SHALL BE PROVIDED AS SHOWN IN THE PLANS TO WITHIN 5' OF BUILDING, AND CAPPED. THE CAPPED END SHALL BE MARKED USING A 4x4 EXTENDING 4 FEET ABOVE GRADE AND PAINTED BLUE.
- WATER LATERAL SHALL BE TAPPED INTO THE EXISTING MAIN BY THE CITY OF HUBER HEIGHTS STANDARDS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HUBER HEIGHTS.
- WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE WITH A MINIMUM COVER OF 54 INCHES.



LOCATION MAP
(NTS)



SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS PLAN
- C3. SITE PLAN

STORM SEWER:

- ALL STORM SEWER SHALL CONFORM THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
- SEE TRENCH DETAILS FOR BACKFILL & BEDDING.
- MATERIALS SHALL CONFORM TO THE FOLLOWING:
 - REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
 - REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
 - PVC PIPE CONFORMING TO ASTM D-3034
 - PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
 - A-2000 PIPE CONFORMING TO ASTM F-949
 - A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
 - PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
 - PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
 - ADS N12 WITH BELL JOINTS
- ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2-2B

SANITARY SEWER NOTES:

- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SANITARY DEPARTMENT SPECIFICATIONS AND THE CURRENT STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY RULE AND REGULATIONS.
- ALL SANITARY MANHOLES SHALL BE PRECAST CONFORMING TO ASTM D-478 OR MONOLITHIC CONSTRUCTION OF CLASS "A" 4200 CONCRETE.
- SANITARY MANHOLE BOTTOMS TO BE CHanneled.
- JOINTS BETWEEN SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-443.
- ALL SANITARY LATERAL TAPS SHALL BE MADE WITH WYES, NO TAPING OF MANHOLES IS PERMITTED. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED (PAST THE PROPOSED 10' UTILITY EASEMENT) INTO PROPOSED LOTS AND FLUSHED. ENDS SHALL BE MARKED WITH 4"x4" TIMBER POST PAINTED GREEN AND EXTENDED 4' ABOVE THE SURFACE OF THE GROUND.
- ALL SANITARY LATERAL PIPING 15' DEEP OR LESS SHALL CONFORM TO SDR-35 PIPE, AND SANITARY LATERALS GREATER THAN 15' DEEP SHALL CONFORM TO SDR-26 PIPE.
- SANITARY LATERALS TO BE INSTALLED AT MINIMUM TWO PERCENT (2%) GRADE.
- THE SANITARY SEWER (WHEN CROSSING OVER THE WATER MAIN) SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN. THE SEWER SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS AND THE SEWER SHALL HAVE ADEQUATE STRUCTURAL SUPPORT TO PREVENT DAMAGE TO THE WATER MAIN.
- THE CONTRACTOR SHALL NOT MAKE ANY PHYSICAL CONNECTION TO THE EXISTING SANITARY SEWER UNTIL THE REMAINING SEWERS, EXCLUDING THE FIRST SPAN, HAS BEEN TESTED, INSPECTED AND RELEASED.
- ALL SANITARY LATERALS SHALL BE PERMANENTLY MARKED IN THE CURB WITH AN "S" WHEN CURB IS POURED.
- ALL SANITARY FORCE MAIN SHALL CONFORM TO PVC C900. FORCE MAIN THROUGH AIR RELEASE CHAMBER SHALL BE DUCTILE IRON, PRESSURE CLASS 250, WITH PROTECTO 401 LINING, COUPLE TO PVC MINIMUM OF 5 LF OUTSIDE OF CHAMBER WALL WITH DUCTILE IRON COUPLINGS. SEE AIR RELEASE VALVE DETAIL ON THIS SHEET.
- DETECTABLE TRACER TAPE SHALL BE INSTALLED ON ALL FORCE MAINS. SPECIFICATIONS FOR DETECTABLE TRACER TAPE SHALL BE USED PER CITY OF HUBER HEIGHTS STANDARDS.

EXISTING UTILITIES:

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE CONTRACTOR SHALL NOTIFY OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES & SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS.

UTILITY OWNERSHIP:

GAS CENTERPOINT ENERGY (800)-227-1376	TELECOMMUNICATIONS METRO FIBERNET (812)-759-7807
GRIDHAWK (219)-500-2070	AT&T OHIO (800)-288-2020
WATER AND SEWER CITY OF HUBER HEIGHTS (937)-233-1562	CHARTER COMMUNICATIONS (513)-386-5068
ELECTRIC AES OHIO (800)-253-5801	FIBER OPTIC EVERSTREAM SOLUTIONS (844)-733-4700

NOTE:

WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND OUPS MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

OUPS TICKET REFERENCE NUMBER:
A522402514-00A

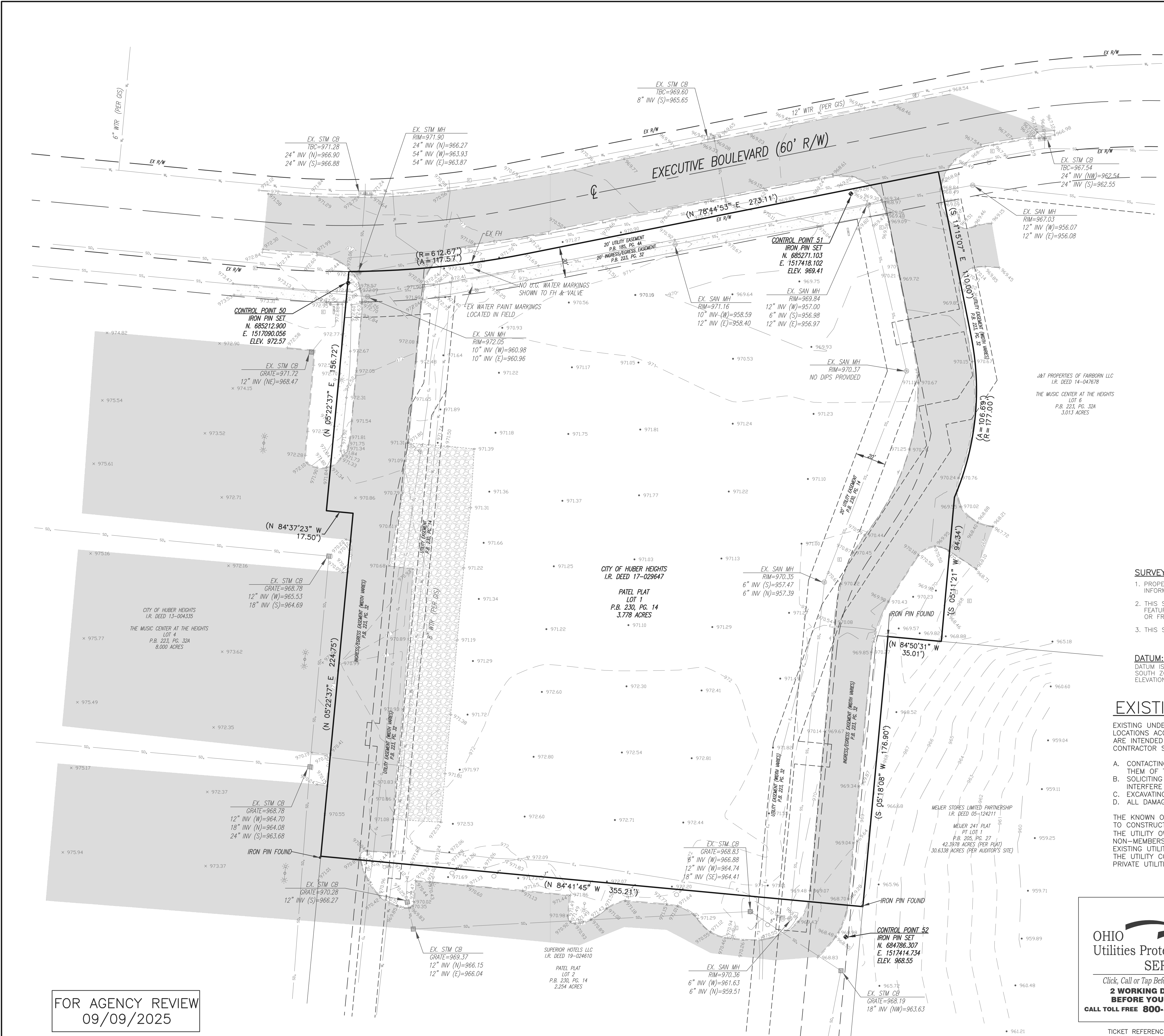


BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

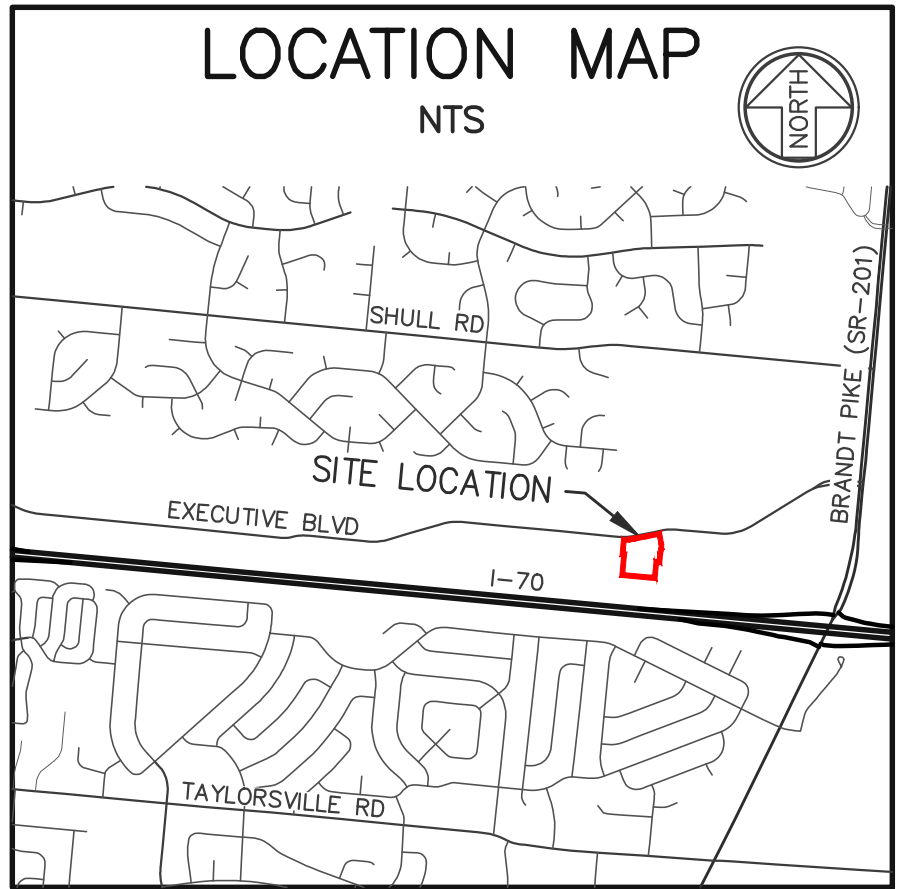
JOHN J. BRUMBAUGH
REGISTERED ENGINEER OF OHIO NO. 63257

FOR AGENCY REVIEW
09/09/2025

REVISIONS			
NO.	DATE	DESCRIPTION	BY



FOR AGENCY REVIEW
09/09/2025



LEGEND

	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CLEANOUT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING STORM CATCH BASIN (YARD INLET)
	EXISTING STORM CATCH BASIN (CURB INLET)
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN (ROAD)
	EXISTING SIGN (BUSINESS)
	EXISTING TREE (DECIDUOUS) W/ TRUNK DIAMETER
	EXISTING CONTOUR (INDEX)
	EXISTING CONTOUR (INTERMEDIATE)
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE (AES)
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING GROUND SPOT ELEVATION
	EXISTING TOP/EDGE PAVEMENT
	EXISTING TOP BACK CURB
	EXISTING TOP/EDGE CONCRETE
	EXISTING TOP/EDGE GRAVEL
	EXISTING GUTTER
	EXISTING SWALE
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE
	EXISTING GRAVEL

SURVEY NOTES:

1. PROPERTY LINE LOCATIONS, BEARINGS AND DISTANCES SHOWN ARE FROM RECORDED INFORMATION.
2. THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY US.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE KNOWN OWNERS OF UNDERGROUND UTILITIES SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
**2 WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE **800-362-2764**

UTILITY OWNERSHIP	
GAS CENTERPOINT ENERGY (800)-227-1376	TELECOMMUNICATIONS METRO FIBERNET (812)-759-7807
GRIDHAWK (219)-500-2070	AT&T OHIO (800)-288-2020
WATER AND SEWER CITY OF HUBER HEIGHTS (937)-233-1562	CHARTER COMMUNICATIONS (513)-386-5068
ELECTRIC AES OHIO (800)-253-5801	FIBER OPTIC EVERSTREAM SOLUTIONS (844)-733-4700

TICKET REFERENCE NUMBER:
A522402514-00A

PLAN NORTH

NORTH

HORIZONTAL SCALE 1"=30'
0' 30' 60' 90'

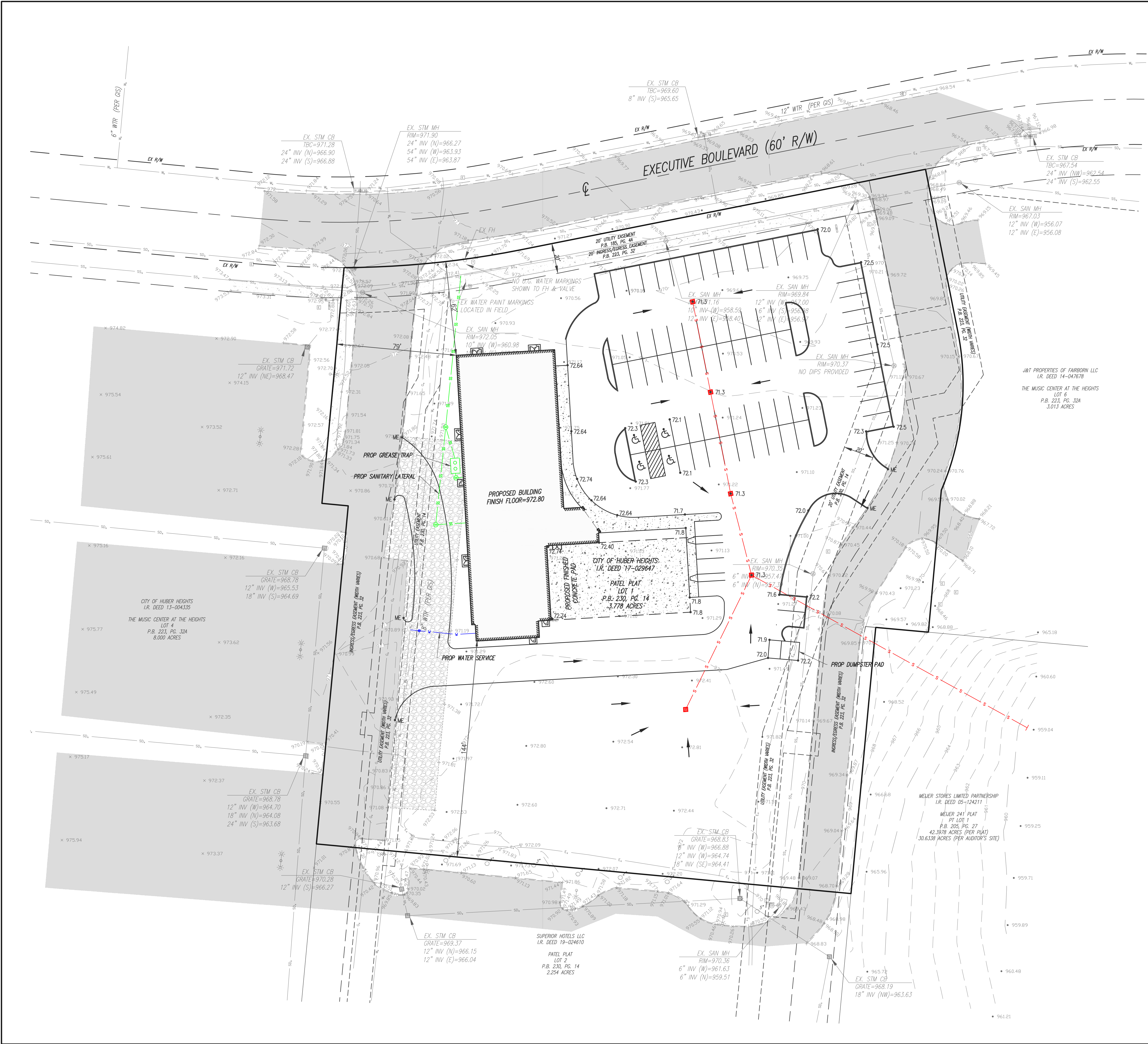
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2770 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
EMAIL: John@bes-engineer.com

PROJECT NO.:	497.25
DATE:	9/9/2025
DRAWN BY:	GWG
DESIGNED BY:	NJB
CHECKED BY:	JJB

REVISED
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EXISTING CONDITIONS PLAN
FOR
DUBLIN 7 - HUBER HEIGHTS
LOCATED AT EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO



NOTE:
ALL STORM FOR THIS SITE IS TO BE ROUTED TO THE CITY OF HUBER HEIGHTS APPROVED AND PREVIOUSLY DESIGNED REGIONAL DETENTION POND FOR THE PROPOSED DEVELOPMENT OF THIS 3.778 ACRE TRACT.

PLAN NORTH

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=30'
0' 30' 60' 90'

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SITE PLAN
FOR
DUBLIN 7 - HUBER HEIGHTS
LOCATED AT EXECUTIVE BOULEVARD,
SECTION 18, TOWN 2, RANGE 8 M.R.S.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, STATE OF OHIO

FOR AGENCY REVIEW
09/09/2025

SHEET
OF

C3
X



NEW BUILDING
FOR:
DUBLIN 7
7000 EXECUTIVE BLVD.
HUBER HEIGHTS, OHIO 45424

◇

SHEET NOTES



WENCO
CONSTRUCTION

Wenco Construction Co.
7621 Progress Court
Huber Heights, Ohio 45424
(937)849-6002

ISSUED FOR	DATE	BY
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DRAWN BY: TK	DATE: 07/25/25
CHECKED BY:	SCALE: NOTED
TITLE: DESIGN ELEVATIONS	
JOB NO:	
SHEET NO:	

D1.1



Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Dublin 7
Occupancy Address:	Executive Boulevard

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	25-582
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/30/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

Review is for approval of Detailed Development Plan. These comments are based only on the proposed site work, fire department access and basic fire protection concept. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements:

- Proposed driveways appear to meet Ohio Fire Code requirements for turn radius.
- If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection, and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). Additional hydrants shall be provided to meet the above requirements and the requirements of Ohio Fire Code Appendix B and C.

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 1, 2025
Subject: BDP 25-23 (Dublin 7)
6900 Executive Boulevard

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Dublin 7 – Applicant
Steve Tieber – Owner

DEVELOPMENT NAME: Dublin 7

ADDRESS/LOCATION: 6900 Executive Blvd.

ZONING/ACREAGE: PEP – Planned Employment Park / 3.778 acres

EXISTING LAND USE: Vacant Land

ZONING
ADJACENT LAND: North: PM – Planned Mixed-Use
East : PM – Planned Mixed-Use
West: PEP – Planned Employment Park
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks Basic Development Plan approval for the construction of an Irish pub-themed restaurant.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1178

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

Overview

The applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Chapter 1171.06 - General standards for approval, states:

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Conformance With Planned Employment Park District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 10-foot parking setback. The front parking setback will be a minimum of 20 feet. The east parking setback is approximately 15 feet.
- The zoning code requires a 50-foot front building setback and a 15-foot minimum side yard setback. The front building setback is approximately 62 feet, and the side yard setback will be approximately 20 feet.
- The proposed building height is 26 feet, well below the permitted 60 feet.

Parking and Loading:

- The site plan illustrates 80 parking spaces. The code requires approximately 160 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.

Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year.

Building Materials:

- The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and primary access is from an existing private drive. There are no curb cuts onto Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Employment Park district. Staff do not anticipate excessive noise, glare or odors.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

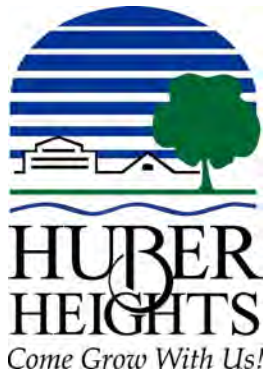
Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted. Landscaping and signage will be reviewed through a Detailed Development Plan application.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Recommend approval of the basic development plan application, with or without conditions.
- 2) Recommend denial of the basic development plan.
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on Sept 9, 2025, the applicant, DUBLIN 7, requested approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property located at 6900 Executive Blvd, further identified as Parcel Number P70 01820 0013 on the Montgomery County Auditor's Map (Case BDP 25-23), and;

WHEREAS, on October 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan. Property is located at 6900 Executive Blvd (Case BDP 25-23), in accordance with the recommendation of Staff's Memorandum dated October 1, 2025, with the following conditions:

1. Approve as submitted.
Landscaping and signage will be reviewed through a Detailed Development Plan application.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to recommend approval carried 4-0.

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
October 14, 2025, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Johnosn, Mr. Shomper, Ms. Vargo, and Mr. Walton.

Absent: Ms. Thomas, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager and Geri Hoskins, Planning & Zoning Administrative Assistant.

III. **Opening Remarks by the Chairman and Commissioners**

None.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. **Pending Business**

1. **MINOR CHANGE – The applicant, ABC SUPPLY, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18)**

Mr. Sorrell stated that the applicant wishes to withdraw their application.

VII. **New Business**

1. **MAJOR CHANGE – The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).**

Mr. Sorrell stated that the applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 - Planned Mixed-Use District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Ms. Vargo asked about the 3 stories, reduce the width, additional bedrooms on 3rd floor, 1 car garage vs. 2 car garage, entrance and emergency exit. Alos the tree line, sits way back off of Brandt, additional cars with the increase in units.

Robi Simms, Simms Development noted approval for 113 homes now asking for 91, 2 car tandem garages with 20 ft. driveway, will not cut down any more of the trees.

Action

Mr. Shomper moved to approve the request by the applicant, Simms Development, for a Major Change (MC 25-25) in accordance with the recommendation of Staff's Memorandum dated, October 2, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. BASIC DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted.

Landscaping and signage will be reviewed through a Detailed Development Plan application.

Ms. Vargo opened discussion on ½ of the required parking. 36 show nights at the Rose, parking will be managed. Sidewalk and trails planned.

Mr. Johnson asked about the rooftop sign.

Steve Tieber, Dublin 7, stated he has worked with parking issues downtown with the Dublin Pub and is working with the Rose.

September 9, 2025

Ms. Vargo asked about the 7, Mr. Tieber stated that the word Pub can hinder family gatherings, Irish culture, distillery for Jamison in district 7.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan (BDP 25-23) in accordance with the recommendation of Staff's Memorandum dated, October 1, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

- 3. BASIC DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet

- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

September 9, 2025

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

September 9, 2025

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Discussion on the traffic congestion from Brandt Pike, express lanes out, public drive on the east, detention pond on the south parcel.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan (BDP 25-24) in accordance with the recommendation of Staff's Memorandum dated, October 10, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the September 9, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code RFP

XI. Upcoming Meetings

November 19, 2025

December 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date

BDP 25-23 Dublin 7

November 5, 2025

Site Details:

- 3.778 acres
- Zoned: PEP (Planned Employment Park)
- Adjacent lands: PM / PEP

Development Details:

- The applicant seeks Basic Development Plan approval for the construction of an Irish pub-themed restaurant.



GLEN DR

N LN

HUNTERS HA

NEWBAUER WAY

NEWBAUER WAY

EXECUTIVE BLVD

PEP

PEP

PM

PC

BRANDT PIKE

B-3

B-3

INTERSTATE 70 ROW
INTERSTATE 70

STONEHURST DR

R-4

CKBRIDGE DR

R-4

ALAMAR DR

R-4

MECREST DR

R-4

SERPENTINE DR

R-4

EKFORD CIR

OOD CIR

PC

B-3



EAST ELEVATION - BEER GARDEN



WEST ELEVATION



SOUTH ELEVATION-PUB BUILDING



SOUTH ELEVATION-BEER GARDEN



NORTH ELEVATION

Overview:

- The applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden.
- The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200 patrons.

Staff Analysis:

Conformance With Planned Employment Park District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 10-foot parking setback. The front parking setback will be a minimum of 20 feet. The east parking setback is approximately 15 feet.
- The zoning code requires a 50-foot front building setback and a 15-foot minimum side yard setback. The front building setback is approximately 62 feet, and the side yard setback will be approximately 20 feet.
- The proposed building height is 26 feet, well below the permitted 60 feet.

Staff Analysis:

Parking and Loading:

- The site plan illustrates 80 parking spaces. The code requires approximately 160 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.
- Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year.

Building Materials:

- The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Staff Analysis:

Signs:

The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.

The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan.



SOUTH ELEVATION-PUB BUILDING



SOUTH ELEVATION-BEER GARDEN



NORTH ELEVATION

Staff Analysis:

Landscaping:

A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Recommendation:

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted. Landscaping and signage will be reviewed through a Detailed Development Plan application.

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO APPROVE A BASIC DEVELOPMENT PLAN ON APPROXIMATELY 3.778 ACRES FOR CONSTRUCTION OF A NEW IRISH PUB THEMED RESTAURANT FOR THE PROPERTY LOCATED AT 6900 EXECUTIVE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 01820 0013 ON THE MONTGOMERY COUNTY AUDITOR’S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE BDP 25-23).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case BDP 25-23 and on October 14, 2025, recommended approval by a vote of 4-0 of the Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Basic Development Plan is hereby approved in accordance with the Planning Commission’s recommendation and with the following conditions:

1. Approved as submitted.
Landscaping and signage will be reviewed through a Detailed Development Plan application.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11156

Topics Of Discussion J.

Council Work Session

Meeting Date: 11/05/2025

Case BDP 25-24 - City Of Huber Heights - Basic Development Plan - 7151 Executive Boulevard

Submitted By: Geri Hoskins

Department: Assistant City Manager - Public Services

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Case BDP 25-24 - City of Huber Heights - Basic Development Plan - 7151 Executive Boulevard

Purpose and Background

The applicant, the City of Huber Heights, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity indoor music venue (Case BDP 25-24).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Site Plans

Fire Assessment

Staff Report

Decision Record

Minutes

Presentation

Ordinance

PROJECT OVERVIEW

The new Huber Heights Indoor Music Venue represents the next chapter in the city's Entertainment Corridor. Building on the success of the Rose Music Center, this project establishes a complementary, year-round venue that enhances the city's cultural identity and expands its role as a regional destination for live music and entertainment. The facility is conceived not only as a performance space, but as a civic investment that connects people, strengthens community, and stimulates future growth along Executive Boulevard.

Objective

By considering the vision of the City of Huber Heights, the operational expertise of MEMI, and the evolving needs of the live entertainment industry, the new Indoor Music Venue is designed to meet project objectives at multiple levels. Located on an 18-acre site on Executive Boulevard—just across from Meijer and under half a mile from the Rose Music Center—the development is planned to create generational impact by expanding the city's cultural infrastructure and establishing a year-round anchor for performance within the Entertainment Corridor.

Goal

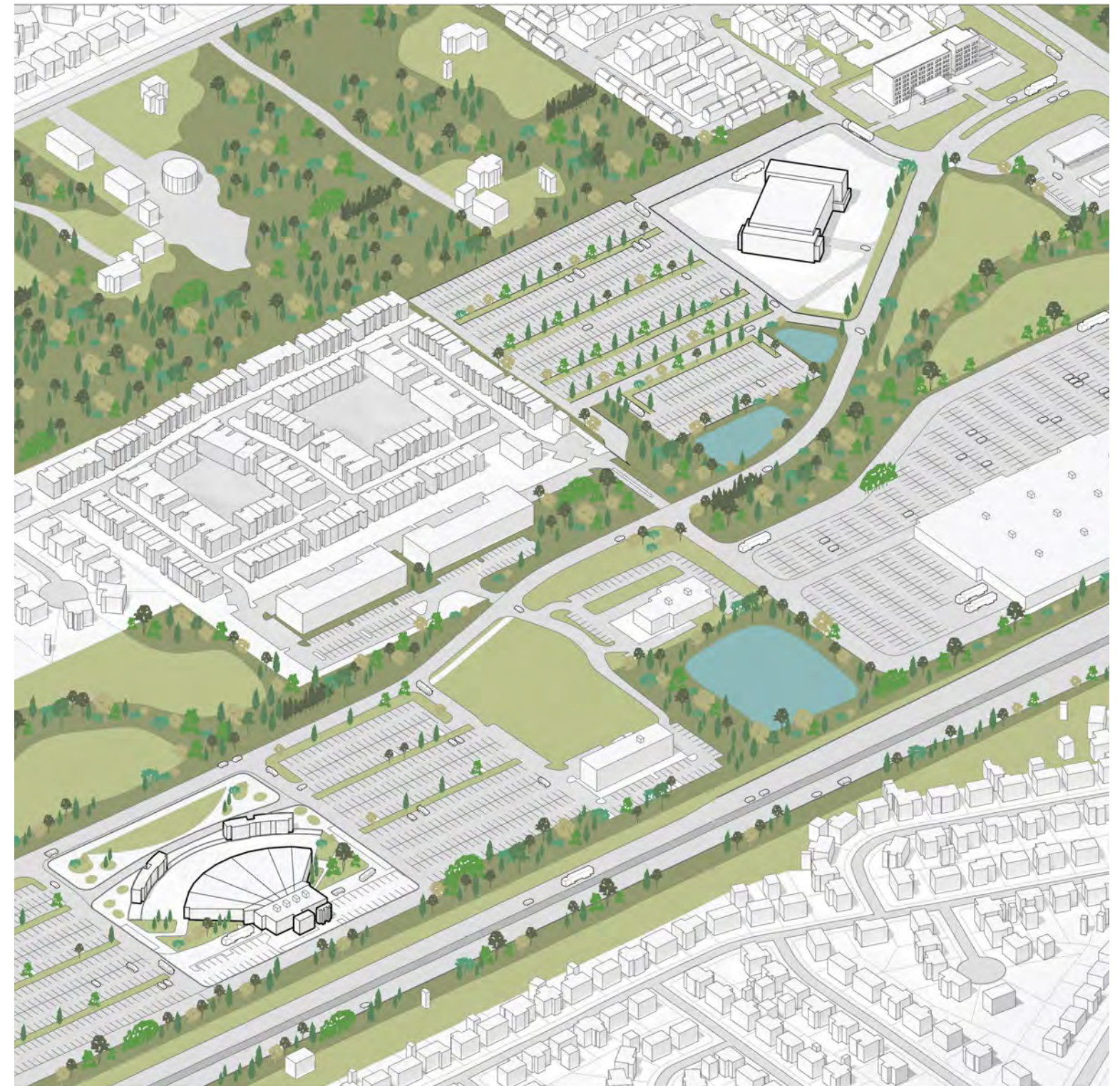
This venue complements the Rose Music Center by offering a flexible, 3,500-capacity hall capable of hosting a broad range of artists and events. Its scale and configuration position Huber Heights to attract national touring acts while remaining accessible to regional performers and local celebrations. Beyond concerts, the facility is planned and designed to accommodate community and private functions such as wedding banquets, business conferences and shows, and school activities like graduations. Together with future hospitality, residential, and food-and-beverage development along Executive Boulevard, the venue strengthens the corridor as a complete destination for visitors and residents alike.

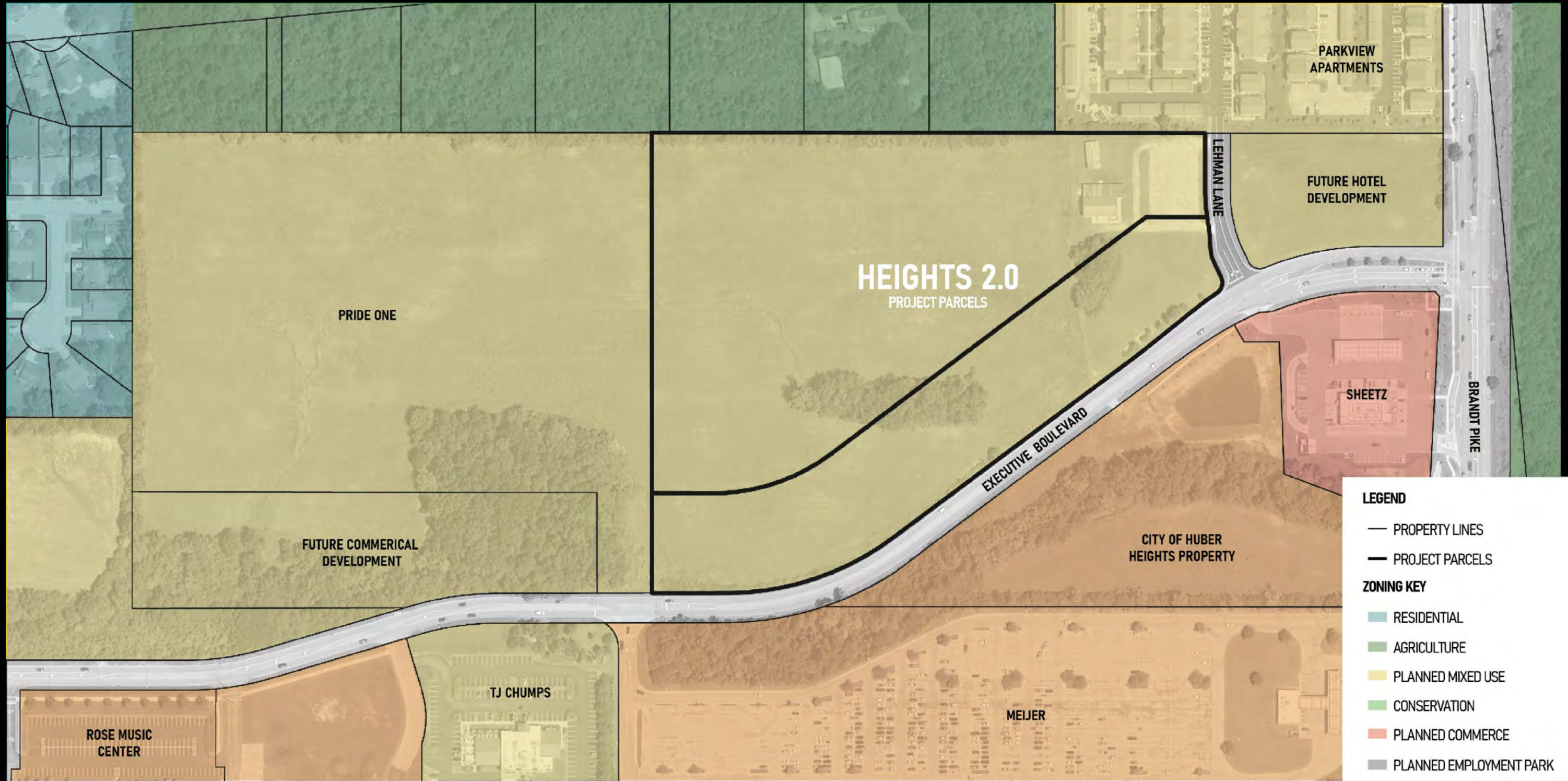
Purpose

The project is conceived as a civic landmark and community asset. Its architectural presence, public spaces, and operational performance are carefully calibrated to ensure it functions as both a catalyst for economic development and a welcoming place for gathering, celebration, and cultural exchange. The building massing, materials, lighting, and signage are designed to balance durability and authenticity, ensuring the venue is both a strong visual anchor and a good neighbor within the community.

Benefits

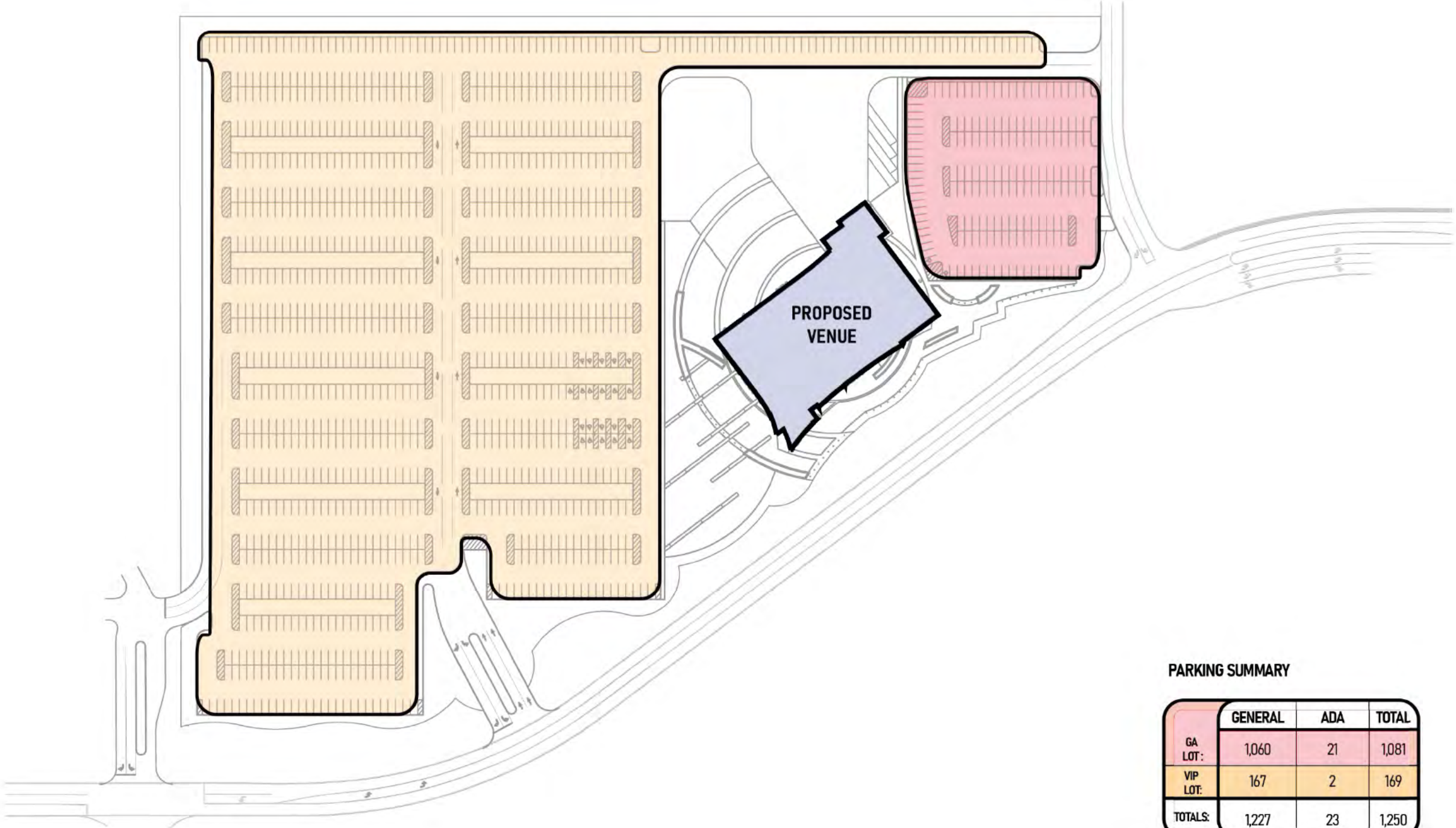
By delivering a year-round performance hall, the project generates cultural and economic benefits beyond its walls. It draws visitors to Huber Heights, stimulates adjacent corridor development, and reinforces the city's identity as a destination for music and entertainment. For audiences, it offers a clear and intuitive arrival, a vibrant pre- and post-show experience, and an intimate connection with performance. For artists and operators, it provides efficient, reliable, and flexible facilities that support world-class production. Together, these elements position the Indoor Music Venue as an amplifier of culture, economy, and civic pride.





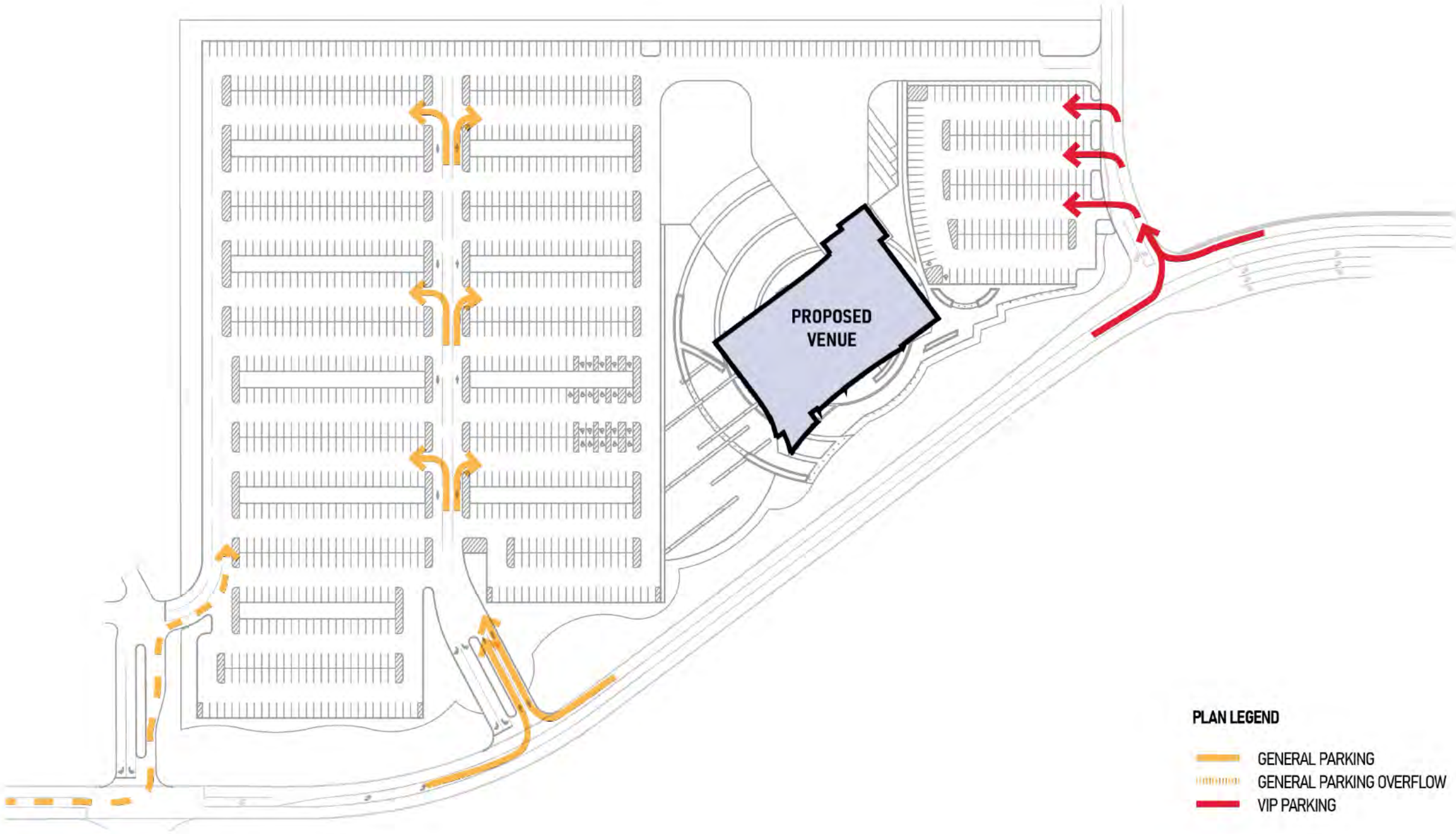
CIVIL ENGINEERING

PARKING LOT CAPACITIES



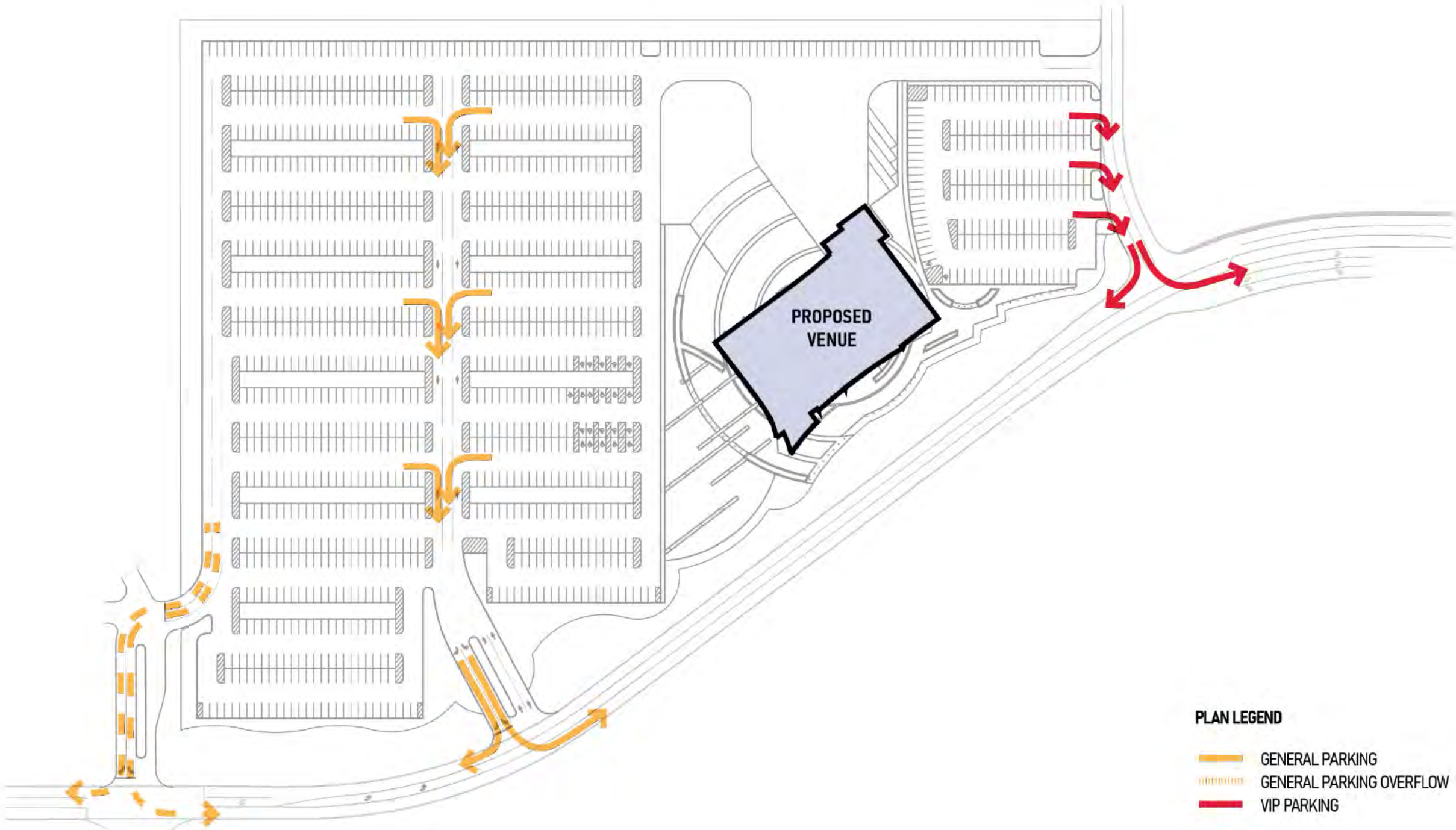
CIVIL ENGINEERING

TRAFFIC FLOW: PRE-CONCERT



CIVIL ENGINEERING

TRAFFIC FLOW: POST-CONCERT



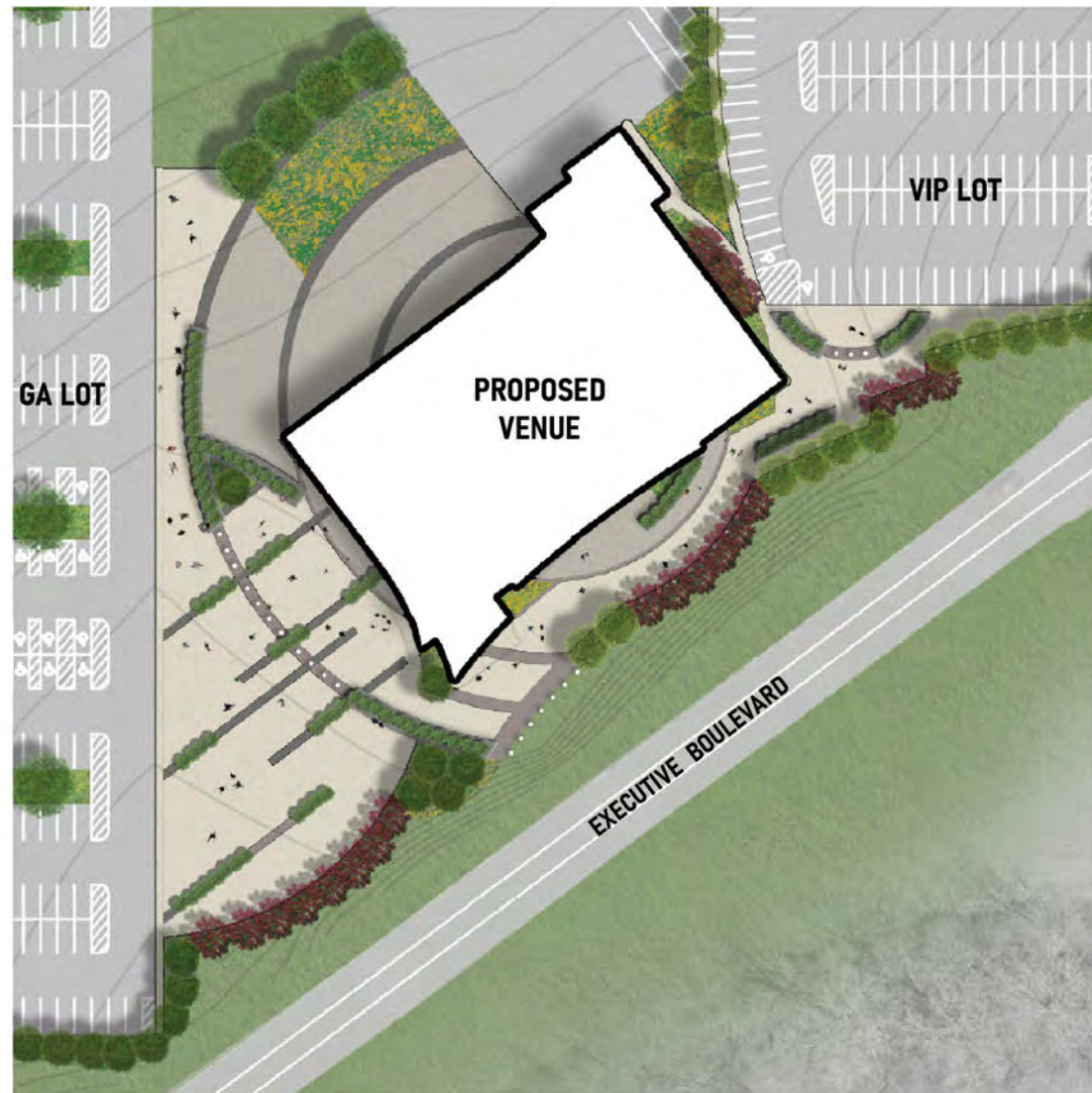
LANDSCAPE ARCHITECTURE

RENDERED SITE PLAN: FULL SITE



LANDSCAPE ARCHITECTURE

RENDERED SITE PLAN: DETAILS



FAN EXPERIENCE



EXECUTIVE BOULEVARD ENTRANCE

ARCHITECTURE

EXTERIOR CONCEPT IMAGERY



Aerial Above Executive Boulevard



Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Indoor Music Center - Preliminary
Occupancy Address:	Executive Boulevard

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/29/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- Due to the drawings being submitted electronically, the turn radius is unable to be verified. **Ohio Fire Code 503.2.4. A drawing shall be provided that shows fire department vehicle access to all points of property. Contact Huber Heights Fire Division to obtain turn radius information.**
- Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. **Ohio Fire Code Appendix D 104.1. Fire Lane and/or No Parking signs may be required.**
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of

parapet walls, whichever is greater. **Ohio Fire Code Appendix D, 105.1. Provide a drawing indicating compliance.**

- Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. **Ohio Fire Code, Appendix D, 105.2.**
- At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. **Ohio Fire Code, Appendix D, 105.3. Current drawings do not show this access, please clarify.**
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection, and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. **Huber Heights Codified Ordinance 1521.06(c). Site utility drawing C500 indicates that only one new hydrant is being installed. Additional hydrants shall be provided to meet the above requirements and the requirements of Ohio Fire Code Appendix B and C. See below comment for hydrant requirement for suppression system.**
- One fire hydrant shall be provided within 75 feet of the fire department connection for the fire suppression system. **Huber Heights Codified Ordinance 1521.01(e).**
- All new and replaced automatic sprinkler, standpipe, and fire department connections shall be equipped with a four-inch STORTZ connection with a 30-degree turn-down and proper signage. **Huber Heights Codified Ordinance 1521.01(e).**
- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. **Ohio Fire Code 507.5.4.**
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) **Ohio Fire Code 507.5.5.**
- The fire command center shall comply with **Ohio Building Code 911** and **Ohio Fire Code 508. Particular attention shall be made to the rating of the room, access doors (inside and outside), and layout.**
- Emergency responder radio coverage shall comply with **Ohio Fire Code 510.**
- **Fire protection systems, such as sprinklers, standpipes, fire alarm, smoke control, etc., have not been fully addressed or reviewed at this time.**

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 10, 2025
Subject: BDP 25-24 (Proposed Indoor Music Center)
7151 Executive Boulevard

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant / Owner

DEVELOPMENT NAME: Proposed Indoor Music Center

ADDRESS/LOCATION: 7151 Executive Blvd.

ZONING/ACREAGE: PM – Planned Mixed Use District / ~18 acres

EXISTING LAND USE: Vacant Land

ZONING
ADJACENT LAND: North: A / PM – Agricultural / Planned Mixed-Use
East : PM – Planned Mixed-Use
West: PM – Planned Mixed Use
South: PM – Planned Mixed-Use

REQUEST: The applicant seeks Basic Development Plan approval for a proposed 3,500 patron capacity indoor music venue.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: Chapter 1171, 1179

CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

Overview

The applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Chapter 1171.06 - General standards for approval, states:

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

- (a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;
- (b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- (c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;
- (d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;
- (e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;
- (f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;
- (g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;
- (h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;
- (i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;
- (j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;
- (k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and
- (l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard, but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

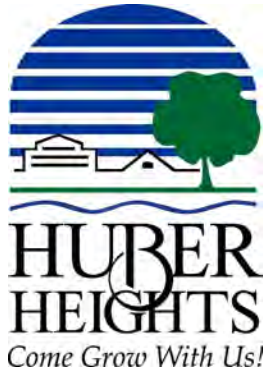
Building Setback: 50-feet

- 2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Recommend approval of the basic development plan application, with or without conditions.
- 2) Recommend denial of the basic development plan.
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on Sept 29, 2025, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Basic Development Plan for a proposed 3,500 patron capacity indoor music venue. Property located at 7151 Executive Blvd, further identified as Parcel Numbers P70 03910 0083 and P70 03910 0084 on the Montgomery County Auditor's Map (Case BDP 25-24), and;

WHEREAS, on October 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan. Property is located at 7151 Executive Blvd (Case BDP 25-24), in accordance with the recommendation of Staff's Memorandum dated October 10, 2025, with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

- 2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

BDP 25-24 – Decision Record

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to recommend approval carried 4-0.

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
October 14, 2025, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Johnosn, Mr. Shomper, Ms. Vargo, and Mr. Walton.

Absent: Ms. Thomas, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager and Geri Hoskins, Planning & Zoning Administrative Assistant.

III. **Opening Remarks by the Chairman and Commissioners**

None.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. **Pending Business**

1. **MINOR CHANGE – The applicant, ABC SUPPLY, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18)**

Mr. Sorrell stated that the applicant wishes to withdraw their application.

VII. **New Business**

1. **MAJOR CHANGE – The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).**

Mr. Sorrell stated that the applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 - Planned Mixed-Use District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Ms. Vargo asked about the 3 stories, reduce the width, additional bedrooms on 3rd floor, 1 car garage vs. 2 car garage, entrance and emergency exit. Alos the tree line, sits way back off of Brandt, additional cars with the increase in units.

Robi Simms, Simms Development noted approval for 113 homes now asking for 91, 2 car tandem garages with 20 ft. driveway, will not cut down any more of the trees.

Action

Mr. Shomper moved to approve the request by the applicant, Simms Development, for a Major Change (MC 25-25) in accordance with the recommendation of Staff's Memorandum dated, October 2, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. BASIC DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted.

Landscaping and signage will be reviewed through a Detailed Development Plan application.

Ms. Vargo opened discussion on ½ of the required parking. 36 show nights at the Rose, parking will be managed. Sidewalk and trails planned.

Mr. Johnson asked about the rooftop sign.

Steve Tieber, Dublin 7, stated he has worked with parking issues downtown with the Dublin Pub and is working with the Rose.

September 9, 2025

Ms. Vargo asked about the 7, Mr. Tieber stated that the word Pub can hinder family gatherings, Irish culture, distillery for Jamison in district 7.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan (BDP 25-23) in accordance with the recommendation of Staff's Memorandum dated, October 1, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

- 3. BASIC DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet

- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

September 9, 2025

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Discussion on the traffic congestion from Brandt Pike, express lanes out, public drive on the east, detention pond on the south parcel.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan (BDP 25-24) in accordance with the recommendation of Staff's Memorandum dated, October 10, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the September 9, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code RFP

XI. Upcoming Meetings

November 19, 2025

December 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date

BDP 25-24

Indoor Music Center

November 5, 2025

Site Details:

- 18 acres
- Zoned: PM (Planned Mixed-Use District)
- Adjacent lands: PM / A

Development Details:

- The applicant seeks Basic Development Plan approval for a proposed 3,500 patron capacity indoor music venue.



PRIDE ONE
DEVELOPMENT

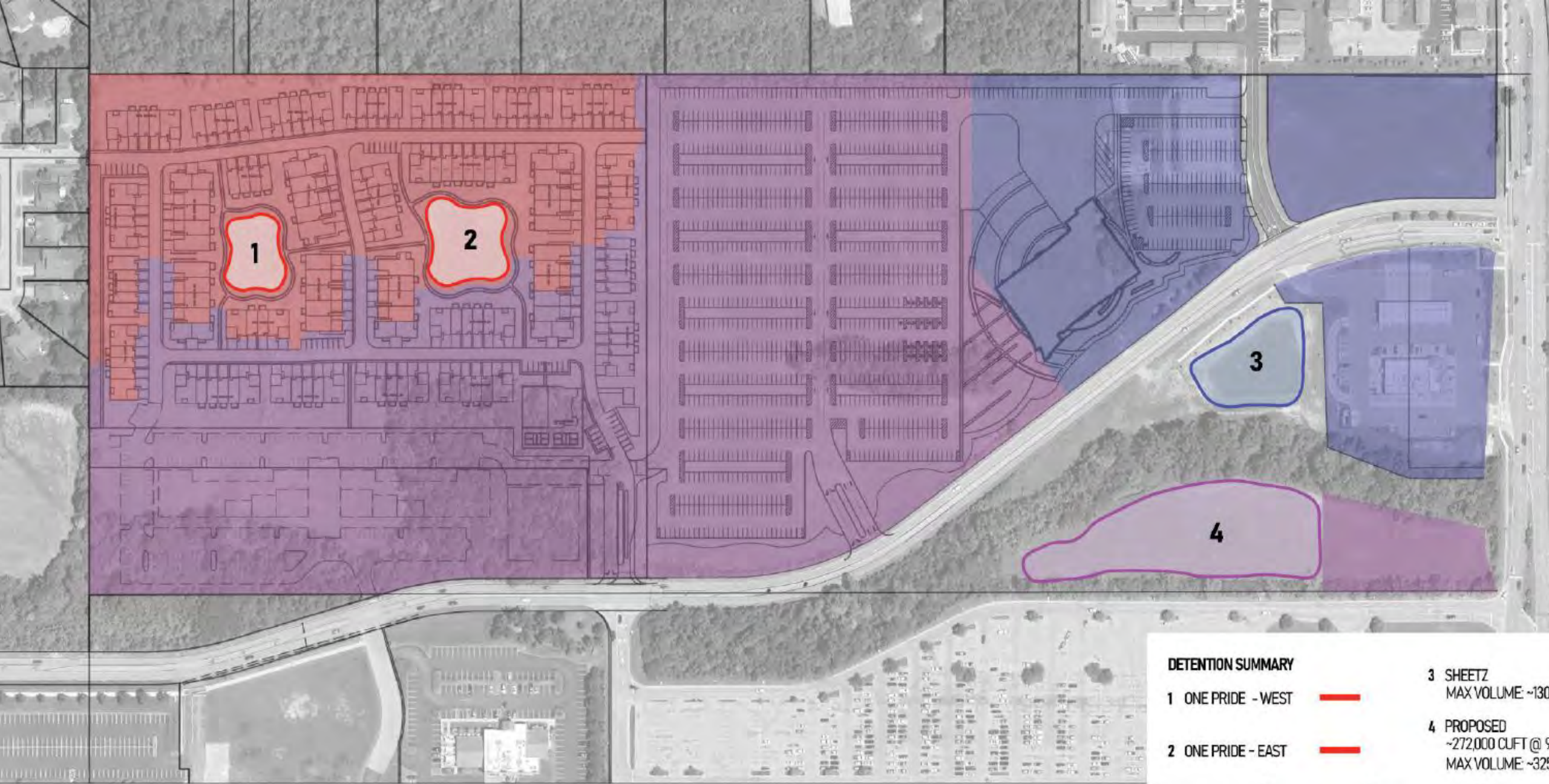
GA LOT

PROPOSED
VENUE

VIP LOT

LEHMAN LANE

EXECUTIVE BOULEVARD



DETENTION SUMMARY

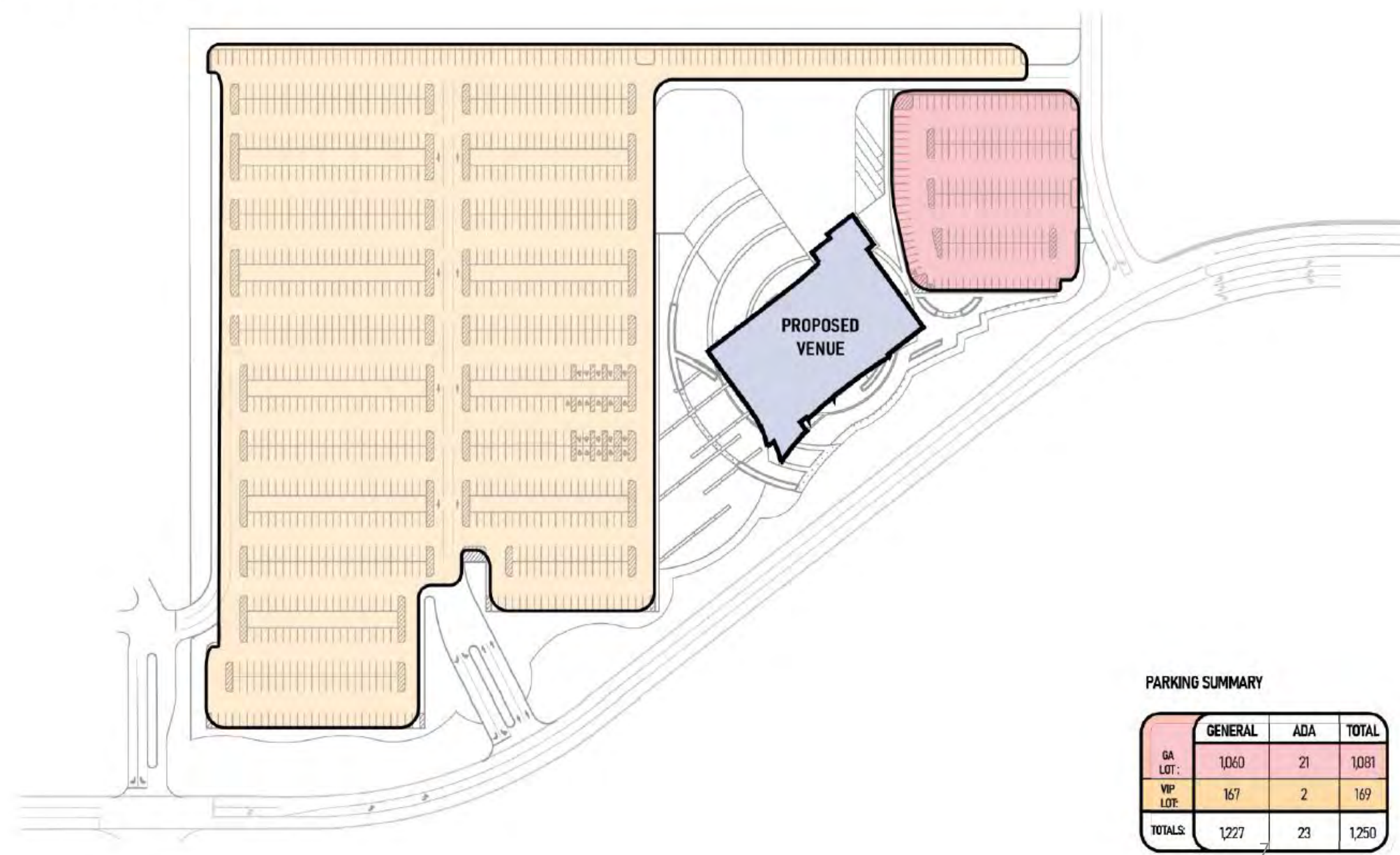
- 1 ONE PRIDE - WEST
- 2 ONE PRIDE - EAST

- 3 SHEETZ
MAX VOLUME ~130
- 4 PROPOSED
~272,000 CUFT @ 9
MAX VOLUME ~325





PARKING LOT CAPACITIES



PARKING SUMMARY

	GENERAL	ADA	TOTAL
GA LOT:	1,060	21	1,081
VIP LOT:	167	2	169
TOTALS:	1,227	23	1,250

ARCHITECTURE

EXTERIOR CONCEPT IMAGERY



Overview:

- The applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Staff Analysis

- The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

- The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement.
- Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Staff Analysis:

Conformance With Planned Mixed-Use District Requirements:

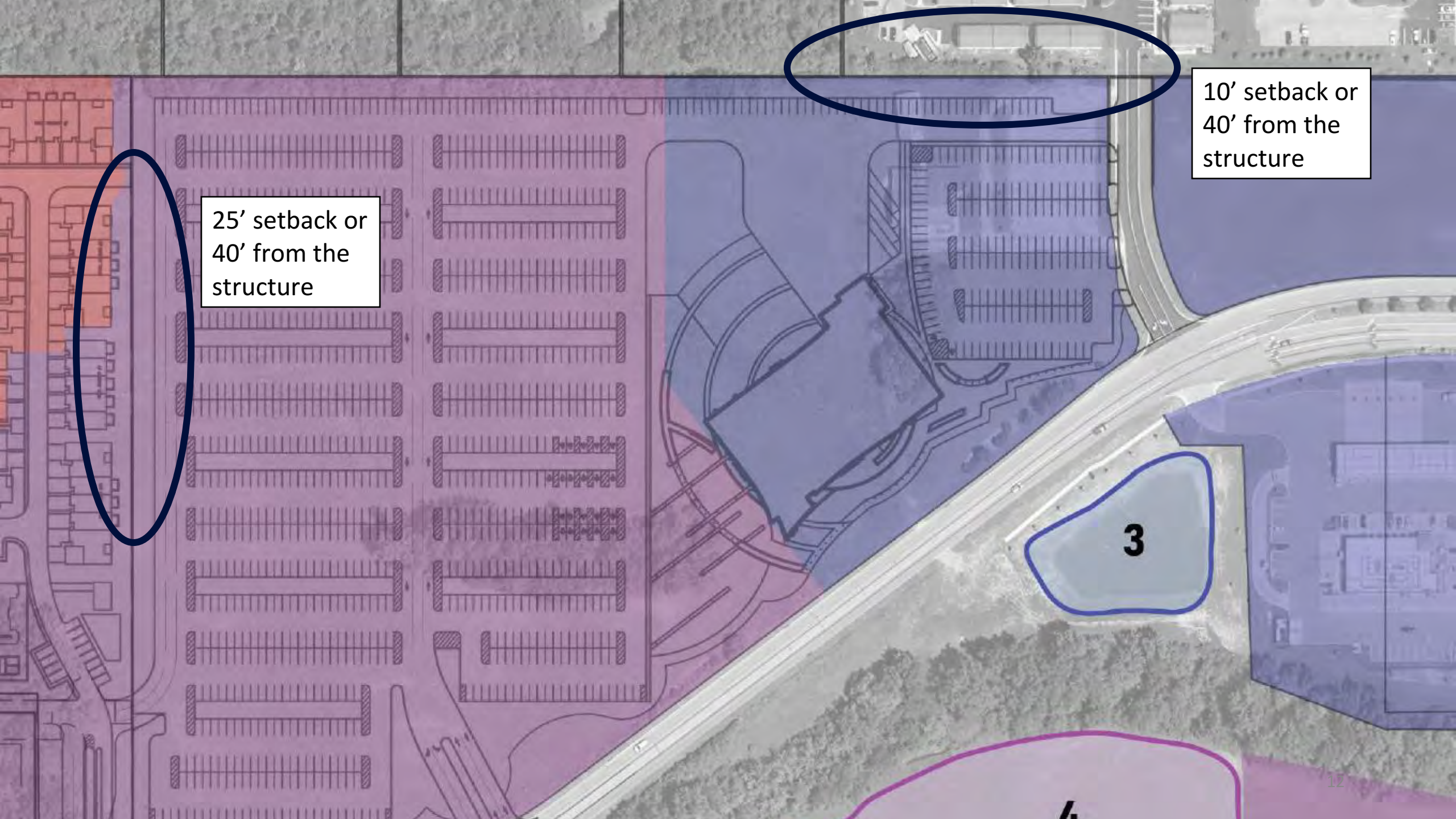
Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet



25' setback or
40' from the
structure

This is an aerial photograph overlaid with a site plan. The plan features several colored regions: a red-shaded area on the left, a large purple-shaded area in the center and right, and a blue-shaded area at the top right. A large blue oval is drawn around the red-shaded area. A white text box with a black border is placed within the purple area, containing the text '25' setback or 40' from the structure'. Another white text box with a black border is located in the blue-shaded area at the top right, containing the text '10' setback or 40' from the structure'. A blue-outlined pond labeled '3' is situated in the lower right, and a larger purple-outlined area labeled '4' is at the bottom. A road or highway runs diagonally across the lower half of the image. The background shows an aerial view of trees, buildings, and parking lots.

10' setback or
40' from the
structure

3

4

Staff Analysis:

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces.
- The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Staff Analysis:

Landscaping:

A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signage:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard, but will be proactively managed during events similar to the existing Rose Music Center.

Recommendation:

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled “Rendered Site Plan: Full Site” dated September 5, 2025.

PRIDE ONE
DEVELOPMENT



CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO APPROVE A BASIC DEVELOPMENT PLAN ON APPROXIMATELY 18 ACRES FOR A PROPOSED 3,500 PATRON CAPACITY INDOOR MUSIC CENTER FOR THE PROPERTY LOCATED AT 7151 EXECUTIVE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70 03910 0083 AND P70 03910 0084 ON THE MONTGOMERY COUNTY AUDITOR’S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE BDP 25-24).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case BDP 25-24 and on October 14, 2025, recommended approval by a vote of 4-0 of the Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Basic Development Plan is hereby approved in accordance with the Planning Commission’s recommendation and with the following conditions:

1. Development Standards:
 - a. Parking Setbacks:
 - i. West: 25-feet
 - ii. North, East, and South: 10-feet
 - iii. Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.
 - b. Building Setback: 50-feet
2. The site access plan shall generally be similar to the site plan labeled “Rendered Site Plan: Full Site” dated September 5, 2025.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11159

Topics Of Discussion K.

Council Work Session

Meeting Date: 11/05/2025

Case MC 25-25 - Simms Development - Major Change/Basic Development Plan - Gable Way/State Route 201

Submitted By: Geri Hoskins

Department: Assistant City Manager - Public Services

Division: Planning

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Case MC 25-25 - Simms Development - Major Change/Basic Development Plan - Gable Way/State Route 201

Purpose and Background

The applicant, Simms Development, is requesting a Major Change to the Basic Development Plan to increase density from 74 units to 91 total units (Case MC 25-25).

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Drawings

Renderings

Staff Report

Decision Record

Minutes

Presentation

Ordinance



CHARLES SIMMS
DEVELOPMENT

BRANDT PIKE
ER HEIGHTS, OH 45424



REV	DATE	RELEASED FOR
0	1985-2025	LJB Inc. This drawing contains information that is proprietary to and property of LJB Inc. and shall be kept confidential. No publication or distribution of this drawing may be made without the express written consent of LJB Inc. except for the limited purposes set forth in the contract between LJB Inc. and party for whom this drawing was made.

SITE PLAN

C300

SITE KEY NOTES

- | | | | |
|---|--|-----|--|
|  | CONCRETE PAVEMENT, SEE DETAIL SHEET C600 | 1. | 20' EXISTING UTILITY EASEMENT |
|  | ASPHALT PAVEMENT, SEE DETAIL SHEET C600 | 2. | EXISTING ACCESS AND UTILITY EASEMENT |
|  | ACCESS PAVERS, SEE DETAIL SHEET C600 | 3. | LANDSCAPE MOUNDING |
| | | 4. | GREENSPACE AREA |
| | | 5. | EMERGENCY ACCESS PAVERS, PER DETAIL SHEET C600 |
| | | 6. | TERMINATE CURB |
| | | 7. | RETAINING WALL |
| | | 8. | 6" BARRIER CURB PER DETAIL SHEET C600 |
| | | 9. | COLLAPSIBLE BOLLARD |
| | | 10. | ENTRY SIGN, BY OTHERS |

SITE DATA TABLE PHASE 2	
TOTAL SITE AREA =	15.93 ACRES
PHASE 2 SITE AREA =	3.64 ACRES
PID NUMBERS PHASE 1 =	P70 03910 0087, 0089-013
PID NUMBER PHASE 2 =	P70 03910 0088
CURRENT ZONING =	PLANNED MIXED USE DISTRICT
PROPOSED ZONING =	PLANNED MIXED USE DISTRICT
BUILDING SETBACK =	20'
PARKING SETBACK=	10'
OPEN SPACE AREA (TOTAL DEVELOPMENT) =	10.20 ACRES
DETENTION AREA =	0.50 ACRES
% OPEN SPACE =	64%
TOTAL BUILDINGS =	11
TOTAL UNITS =	89
PHASE 2 BUILDINGS	5
PHASE 2 UNITS	47
PROPOSED DENSITY (TOTAL) =	5.59 UNITS/ACRE
PROPOSE DENSITY (PHASE 2) =	12.91 UNITS/ACRE
PARKING PROVIDED PHASE 2	
1 GARAGE SPACE PER UNIT = 47 SPACES	
1 DRIVEWAY SPACE PER UNIT = 47 SPACES	
GUEST PARKING SPACES = 7 SPACES	
PHASE 2 TOTAL PARKING PROVIDED = 101 SPACES	

DWG NAME: Q:\Simms Dev\0121637A.00 - The Reserve-redesign\Phase 2 Redesign\0121637-C300.dwg SAVE DATE: 9/5/2025 9:36 AM SAVED BY: cmontgomery



CONCEPT RENDERING

Memorandum

Staff Report for Meeting of October 14, 2025

To: Huber Heights City Planning Commission
From: Aaron K. Sorrell, Assistant City Manager
Date: October 2, 2025
Subject: MC 25-25 Gables of Huber Heights – Phase 2
(Gable Way)

Department of Planning and Zoning

City of Huber Heights

APPLICANT/OWNER: Charles Simms Development – Applicant / Owner
DEVELOPMENT NAME: Gables of Huber Heights
ADDRESS/LOCATION: Gable Way
ZONING/ACREAGE: PM: Planned Mixed Use / 15.93 acres.
EXISTING LAND USE: Gables of Huber Heights Townhomes
ZONING
ADJACENT LAND: Surrounding properties are zoned: PM, R-7 & A
REQUEST: The applicant requests a major change to the Basic Development Plan to increase the density from 74 units to 91 total units.
ORIGINAL APPROVAL: N/A
APPLICABLE HHCC: Chapter 1171, 1179
CORRESPONDENCE: In Favor – None Received
In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 - Planned Mixed-Use District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

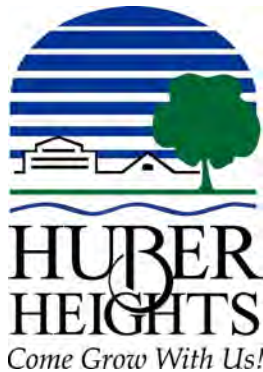
Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

- 1) Approve the Major Change with or without conditions;
- 2) Deny the Major Change; or
- 3) Table the application to gather additional information.



Planning Commission Decision Record

WHEREAS, on Sept 12, 2025, the applicant, SIMMS DEVELOPMENT, requested approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property located at Gables Way and State Route 201 (Case MC 25-25), and;

WHEREAS, on October 14, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

Mr. Shomper moved to approve the request by the applicant, Simms Development, for approval of a Major Change. Property is located at Gables Way and State Route 201 (Case MC 25-25), in accordance with the recommendation of Staff's Memorandum dated October 2, 2025, with the following conditions:

1. Approval with no conditions.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to recommend approval carried 4-0.

Terry Walton, Chair
Planning Commission

Date

**Planning Commission
October 14, 2025, Meeting
City of Huber Heights**

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Johnosn, Mr. Shomper, Ms. Vargo, and Mr. Walton.

Absent: Ms. Thomas, excused

Staff Present: Aaron K. Sorrell, Assistant City Manager and Geri Hoskins, Planning & Zoning Administrative Assistant.

III. **Opening Remarks by the Chairman and Commissioners**

None.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. **Pending Business**

1. **MINOR CHANGE – The applicant, ABC SUPPLY, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18)**

Mr. Sorrell stated that the applicant wishes to withdraw their application.

VII. **New Business**

1. **MAJOR CHANGE – The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).**

Mr. Sorrell stated that the applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 - Planned Mixed-Use District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:

Use: Residences are permitted uses in the PM district.

Development Standards:

- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Recommendation

Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Ms. Vargo asked about the 3 stories, reduce the width, additional bedrooms on 3rd floor, 1 car garage vs. 2 car garage, entrance and emergency exit. Alos the tree line, sits way back off of Brandt, additional cars with the increase in units.

Robi Simms, Simms Development noted approval for 113 homes now asking for 91, 2 car tandem garages with 20 ft. driveway, will not cut down any more of the trees.

Action

Mr. Shomper moved to approve the request by the applicant, Simms Development, for a Major Change (MC 25-25) in accordance with the recommendation of Staff's Memorandum dated, October 2, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. BASIC DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics

The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

- (1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;
- (2) Typical elevation views of the front and side of each type of building;
- (3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;
- (4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;
- (5) Landscaping plan, walls and fences;
- (6) Storm water detention and surface drainage;
- (7) Exterior lighting plan;
- (8) Vehicular circulation pattern;
- (9) Location and square footage of signs;
- (10) Topographic survey; and
- (11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.
- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted.

Landscaping and signage will be reviewed through a Detailed Development Plan application.

Ms. Vargo opened discussion on ½ of the required parking. 36 show nights at the Rose, parking will be managed. Sidewalk and trails planned.

Mr. Johnson asked about the rooftop sign.

Steve Tieber, Dublin 7, stated he has worked with parking issues downtown with the Dublin Pub and is working with the Rose.

Ms. Vargo asked about the 7, Mr. Tieber stated that the word Pub can hinder family gatherings, Irish culture, distillery for Jamison in district 7.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan (BDP 25-23) in accordance with the recommendation of Staff's Memorandum dated, October 1, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

- 3. BASIC DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:

The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet

- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

September 9, 2025

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Discussion on the traffic congestion from Brandt Pike, express lanes out, public drive on the east, detention pond on the south parcel.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan (BDP 25-24) in accordance with the recommendation of Staff's Memorandum dated, October 10, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the September 9, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code RFP

XI. Upcoming Meetings

November 19, 2025

December 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.

Terry Walton, Chair

Date

Geri Hoskins, Administrative Assistant

Date

MC 25-25

Major Change – Gables of Huber Heights

November 5, 2025

Site Details:

- 15.93 acres
- Zoned: PM (Planned Mixed-Use)
- Adjacent lands: PM, R-7, A

Development Details:

- The applicant requests a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units.
- The Basic Development Plan was initially approved in March 2022.



CITY OF HUBER HEIGHTS
D.M.F. 90-029005

N 05° 16' 01" E 541.87'

25' BUILDING AND PARKING SETBACK

P48-004031

S 84° 37' 57" E 263.65'

WCT DAYTON LLC
P48-000949

SEC. 13, TOWN 2, RANGE 9
CITY OF HUBER HEIGHTS, MONTGOMERY
SEC. 18, TOWN 2, RANGE 8
25' BUILDING AND PARKING SETBACK

BUILDING 5
11 UNITS

LOT #3
3.641 ACRES

BUILDING 9
8 UNITS

LOT #2
8.584 ACRES

CEDAR LAKE DRIVE

GABLE WAY

GABLE WAY

BUILDING 6
12 UNITS

BUILDING 8
9 UNITS

BUILDING 7
7 UNITS

PHASE 1

PHASE 2

N 84° 39' 42" W
36.90'
S 05° 20' 18" W
37.99'
S 25° 59' 31" E
28.70'

S 06° 39' 17" W
48.36'

N 59° 57' 10" W
16.51'

N 84° 37' 20" W 91.95'

S 62° 01' 27" W
17.06'

S 05° 22' 40" W
66.62'

S 84° 37' 20" E
70.46'

S 05° 22' 40" W
142.73'

RESERVE AT
FAIRWAYS
CONDO. PH. 4
204 PG 1

THE RESERVE AT
THE FAIRWAYS
CONDO. PH. 3
PG 200 PG 14-14E



FRONT ELEVATION



**THE GABLES
OF HUBER HEIGHTS**

**CHARLES SIMMS
DEVELOPMENT**
FOUNDED IN 1957



CONCEPT RENDERING

Staff Analysis

- The applicant is proposing to replace five two-story buildings with five three-story buildings.
- The proposed building is 39' – 4" to ridge, tallest current building is 33' to ridge.
- While the buildings are taller, they are set back further from the property line.
- Parking ratio remains the same.

Staff recommends approval of the Major Change with no conditions.

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO APPROVE A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN ON APPROXIMATELY 15.93 ACRES TO INCREASE THE DENSITY FROM 74 UNITS TO 91 TOTAL UNITS FOR THE PROPERTY LOCATED AT GABLE WAY AND STATE ROUTE 201 AND FURTHER IDENTIFIED AS PARCEL NUMBER P70 03910 0088 ON THE MONTGOMERY COUNTY AUDITOR’S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE MC 25-25).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case MC 25-25 and on October 14, 2025, recommended approval by a vote of 4-0 of the Major Change; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Major Change to the Basic Development Plan is hereby approved in accordance with the Planning Commission’s recommendation and with the following conditions:

1. Approval with no conditions.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11190

Topics Of Discussion L.

Council Work Session

Meeting Date: 11/05/2025

City Hall Remodeling Project - Solicit Bids

Submitted By: Rachael Dillahunt

Department: City Manager

Division: City Manager

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: SmartBoard

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

City Hall Remodeling Project - Solicit Bids

Purpose and Background

The City Hall Remodeling Project is a strategic initiative by the City of Huber Heights to modernize and enhance the functionality of its municipal facilities located at 6131 Taylorsville Road. The project addresses growing operational needs by upgrading infrastructure, improving accessibility, and reconfiguring interior spaces to support efficient workflows and public service delivery. The renovation consolidates the Department of Finance, Division of Taxation, and Division of Water into one centralized location, creating a more cohesive environment for City Staff and residents. This project coincides with the completion of the new City Governance Center, enabling departments currently in leased spaces to relocate to City-owned facilities. This transition reduces long-term costs while improving collaboration and customer service. The City Council previously approved entering into an agreement for design and construction administration services with App Architecture through Resolution No. 2025-R-7575. The project is funded through notes authorized by Ordinance No. 2025-O-2698 and includes architectural, mechanical, electrical, and structural improvements. APP Architecture is now ready for the City to solicit bids from qualified contractors for the renovation and construction of City Hall. This legislation authorizes the City to advertise and receive bids for the project located at 6131 Taylorsville Road, Huber Heights, Ohio 45424.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

The City Council, through Ordinance No. 2025-O-2698, authorized the issuance and sale of notes in a maximum principal amount of \$3,382,000 in anticipation of bond issuance to fund the renovation and modernization of City Hall. Actual project costs will depend on the bids received.

Attachments

Presentation

Resolution

Former City Hall Building Renovation

6131 Taylorsville Rd, Huber Heights, OH 45424

Prepared for



by



November 5, 2025

















CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS FOR SERVICES RELATED TO THE CONSTRUCTION AND RENOVATION OF CITY HALL.

WHEREAS, the City of Huber Heights (the “City”) is committed to improving its public facilities and providing a more efficient and functional space for City operations and community services; and

WHEREAS, this renovation will consolidate the Department of Finance, Division of Taxation, and Division of Water into a single, cohesive location within the current City Hall location to enhance operational efficiency and public service delivery; and

WHEREAS, with the new City Governance Center’s completion set for November, 2025, this renovation creates the opportunity to move the Division of Taxation and the Division of Water from leased space into City-owned property, reducing long-term costs and optimizing use of municipal assets; and

WHEREAS, on May 15, 2025, through Ordinance No. 2025-O-2698, the City Council authorized the issuance and sale of notes in a maximum principal amount of \$3,382,000.00, in anticipation of issuance of bonds, for the purpose of paying the cost of updating the existing City Hall facilities to house municipal offices and functions; and

WHEREAS, on June 9, 2025, through Resolution No. 2025-R-7575, the City Council authorized the City Manager to enter into an agreement with App Architecture for design and construction administration services for the City Hall Renovation Project located at 6131 Taylorsville Road; and

WHEREAS, the City has completed the design development, construction documents, and construction administration phases of the project; and

WHEREAS, a competitive bidding process will be utilized to obtain a qualified firm to provide services related to the construction and renovation of City Hall located at 6131 Taylorsville Road.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit bids for services related to the construction and renovation of the current City Hall located at 6131 Taylorsville Road, Huber Heights, Ohio 45424.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11171

Topics Of Discussion M.

Council Work Session

Meeting Date: 11/05/2025

Citizen Academy

Submitted By: Rachael Dillahunt

Department: City Manager

Division: City Manager

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: SmartBoard

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Citizen Academy

Purpose and Background

This agenda item is to provide an overview presentation to the City Council regarding the upcoming 2026 Huber Heights Citizens Academy and to give an update on other community engagement efforts. The presentation will highlight program objectives, session topics, community engagement goals, and graduation details. Applications will be available through the City's website, with the application process requesting each participant's ward location to help ensure a balanced representation across all of the City's wards.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Depending on the number of citizen participants, there will be minimal costs associated with materials and refreshments. These expenses will be covered within the existing marketing budget.

Attachments

Presentation

Curriculum Outline

Huber Heights Citizens' Academy



Presented by:

Sarah Williams, Communications Coordinator

Date: November 5, 2025

Program Purpose

- Get an inside look at how the City of Huber Heights works
- Multi-week, hands-on program connecting residents with City operations
- Designed for transparency, understanding, and resident engagement/volunteerism



Program Overview

- Application Period: November 6 8:00a – December 12 at 5:00pm
- When: January 29 – March 19, 2026, Thursday evenings, 6-8pm
- Who: Residents of Huber Heights, age 18+
- Cost: FREE to participants



Program Goals

- Educate residents on city operations, departments, and, decision-making processes
- Encourage civic participation and leadership
- Build community trust and engagement
- Inspire service on boards, commissions, and volunteer programs



Curriculum Highlights

Citizens' Academy Schedule	
Week 1	City Council & Administration
Week 2	Finance, Budget & Taxes
Week 3	Public Works & Infrastructure
Week 4	Planning, Zoning & Economic Development
Week 5	Utilities & Environmental Services
Week 6	Parks & Recreation & Community Engagement
Week 7	Police & Fire Divisions
Week 8	Graduation & Recognition



Promotion & Next Steps

- Promotional Campaign: November – December 2025
- Application Period: November 6 – December 12, 2025
- First cohort begins January 29, 2026
- Council to recognize participants at graduation (March 19, 2026)



Closing/Call to Action

- “The Citizens’ Academy strengthens transparency, connection, and pride in our city.”
- We will begin accepting applications on November 6 at 8am
- Council members are encouraged to share this program with residents.

For more information visit www.hhoh.org or contact Sarah Williams, Communications Coordinator at (937) 237-5820



Huber Heights Citizens' Academy Curriculum – 2026

7 Sessions + Graduation

Session 1 (January 29): Welcome & City Government 101

- Department: City Manager, Council, Clerk
- Location: City Hall - Council Chambers
- Activities: Overview, Q&A, City structure presentation, Boards, Commissions & Volunteering

Session 2 (February 6): Finance, Budget & Taxes

- Department: Finance Department
- Location: Finance Office
- Activities: Budget walkthrough, hands-on with CIP or tax tools, What is costs game

Session 3 (February 12): Public Works & Infrastructure

- Department: Public Works
- Location: Service Facility
- Activities: Tour of facility, equipment showcase

Session 4 (February 19): Planning, Zoning & Development

- Department: Development Services
- Location: City Hall
- Activities: Zoning map activity, permit process demo, City projects, ED programs

Session 5 (February 26): Utilities & Environmental Services

- Department: Water & Sewer
- Location: Water Treatment Plant
- Activities: Plant tour, hands-on water test demo

Session 6 (March 5): Parks, Rec & Community Engagement

- Department: Parks & Recreation
- Location: Senior Center, Cloud Park, or Rec Facility
- Activities: Community event planning game

Session 7 (March 12): Police & Fire

- Department: Police or Fire
- Location: Police or Fire
- Activities: Tour, Hands on experience

Session 8 (March 19): Graduation & Recognition

- Department: All Departments
- Location: Council Chambers
- Activities: Certificates, refreshments, council recognition

AI-11168

Topics Of Discussion N.

Council Work Session

Meeting Date: 11/05/2025

2026 Montgomery County Public Defender Agreement

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

2026 Montgomery County Public Defender Agreement

Purpose and Background

This legislation is to approve the annual renewal of the Montgomery County Public Defender's contract for 2026. The 2026 rate for these services will be \$252.12 per case (an increase of \$6.15 per case over the 2025 rate).

Fiscal Impact

Source of Funds: Legal Budget

Cost: \$252.12 Per Case

Recurring Cost? (Yes/No): Yes

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE MONTGOMERY COUNTY PUBLIC DEFENDER COMMISSION TO PROVIDE STATUTORILY REQUIRED LEGAL COUNSEL TO INDIGENT PERSONS FOR FISCAL YEAR 2026.

WHEREAS, the City of Huber Heights has responsibilities under the laws of Ohio and of the United States of America to provide legal counsel to indigent persons charged with loss of liberty offense in the Municipal Court; and

WHEREAS, in furtherance of the execution of such legal responsibilities, the City desires to utilize the Montgomery County Public Defender Commission to provide legal counsel to the City’s indigent citizens charged under the City Code and prosecuted in Montgomery County courts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to enter into a contract for Montgomery County Public Defender Services for 2026 attached hereto as Exhibit A which shall be approved by the Law Director.

Section 2. The City Finance Director is authorized to pay the Montgomery County Public Defender Commission the compensation set forth in the contract at the time of signing the contract.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AGREEMENT FOR INDIGENT DEFENSE SERVICES IN MUNICIPAL COURT

This Agreement is entered into by and between the Montgomery County Public Defender Commission and the Montgomery County Public Defender Office, with a mailing address of 117 South Main Street, 4th Floor, Dayton, Ohio 45422, (hereinafter referred to as the "COUNTY"), and the city of Huber Heights, with a mailing address of 6131 Taylorsville Road, Huber Heights, Ohio 45424 (hereinafter referred to as the "CITY").

WHEREAS, the CITY of Huber Heights recognizes its responsibility under the laws of the State of Ohio and of the United States of America to provide legal counsel to indigent persons charged with a violation of a City ordinance for which the penalty or any possible adjudication includes the potential loss of liberty, and

WHEREAS, Montgomery County has adopted a program whereby a Public Defender Commission has been formed and has appointed a Public Defender and if there is a conflict, then the court will appoint assigned counsel attorneys.

WHEREAS, the COUNTY Public Defender Commission pursuant to Ohio Revised Code §120.14 and §120.16 may enter into a contract with a municipal corporation whereby the County provides legal representation to indigent adults charged with a violation of an ordinance of a municipal corporation for which the penalty or possible adjudication includes the potential loss of liberty and under which the municipal corporation shall pay the COUNTY for these services.

WHEREAS, the contracts must contain terms in conformance with Ohio Administrative Code 120-1-09 and the parties must follow the Ohio Public Defender Commission standards and guidelines and the COUNTY Maximum Fee Schedule for Appointed Counsel, in order for the COUNTY to obtain reimbursement for indigent defense costs pursuant to Ohio Revised Code §120.18, §120.33 and §120.35, and pay the CITY its appropriate share if such has not already been calculated into the formula to determine compensation, and

NOW THEREFORE, the parties do mutually agree to bind themselves as follows:

1. REPRESENTATION

- 1.1 The COUNTY, on behalf of the CITY, agrees to provide legal representation in Municipal Court on or after the commencement date and during the term of this agreement in cases where the defendant is indigent and charged with the commission of an offense or act which is in violation of a CITY ordinance and for which the penalty or any possible adjudication includes the potential loss of liberty.

- 1.2 Indigency shall be determined in accordance with the standards of indigency and other rules and guidelines established by the Ohio Public Defender Commission and the State Public Defender, pursuant to Ohio Revised Code §120.03 and Ohio Administrative Code §120-1-03.

In addition to indigency determination, all rules, standards and guidelines issued by the Office of the Ohio Public Defender and Ohio Public Defender Commission shall be followed.

- 1.3 A major purpose of this agreement is to enable the COUNTY and CITY to obtain partial reimbursement of its costs to have the County Public Defender or appointed counsel in conflict situations, provide legal representation in Montgomery County Municipal Court for indigent adults charged with any violation of CITY ordinance for which the penalty or any possible adjudication includes the potential loss of liberty. Any question regarding terms or performance of this agreement should be resolved in favor of obtaining this result.

2. COMPENSATION

- 2.1 CITY agrees to pay the COUNTY as follows:

- A. The City will pay the Public Defender the sum of \$252.12 (two hundred fifty-two dollars and twelve cents) per case for which the Public Defender provides representation;
- B. A case shall be counted as any matter in which the City initially charges an indigent person under a City ordinance for which jail is a possible sentence and for which the Public Defender provides representation past the initial arraignment. Matters that have multiple City ordinance charges under one case number shall be counted as one case. Where a case has both ordinance charges and Ohio Revised Code charges, the municipality will be billed for the case whenever the ordinance is the highest degree charge or ties for the highest degree. Matters that are pled and sentenced at the initial arraignment shall be counted as .25 (one quarter) case. Matters that are reopened as the result of revocations, show causes, capiases, or for other reasons shall be counted as .20 (one fifth) case. There shall be no charge for the appeal of a case;
- C. The Public Defender shall issue a monthly invoice for the prior month's services and the City shall pay said invoice within 30 (thirty) days of receipt;
- D. In addition to the payments for the Public Defender services, in conflict situations, where assigned counsel is appointed, the COUNTY will bill the CITY monthly for the municipal code violation cases the COUNTY

paid in any particular month, based on qualifying attorney vouchers, less the amount the COUNTY is reimbursed by the State under the then current reimbursement rate. The COUNTY will issue an invoice to the CITY and the CITY will have 30 days to pay from date of receipt.

- 2.2 Reimbursement by the municipal corporation for representation of such indigent persons, whether by contractual amount or a fee schedule, shall not exceed the fee schedule in effect and adopted by the Montgomery County Commissioners.

3. DURATION OF CONTRACT AND TERMINATION

- 3.1 The term of this agreement shall be for one year, January 1, 2026, to December 31, 2026 (OPTIONAL: This contract may be renewed for additional one-year terms upon proper resolution of each entity agreeing to the one-year extension and proper appropriation of funding for the new year. Copies of the resolutions are to be sent to the Ohio Public Defender, 250 East Broad Street, Suite 1400, Columbus, Ohio 43215).
- 3.2 If COUNTY or CITY shall fail to fulfill in a reasonable, timely and proper manner its obligations under this agreement or if either party shall substantially violate any of the covenants, agreements or stipulations of this agreement, then the aggrieved party shall hereupon have the right to terminate this agreement by giving written notice to the other party of such termination and specifying an effective date thereof at least thirty (30) days before the effective date of said termination. Termination by either party shall not constitute a waiver of any other right or remedy it may have in law or in equity for breach of this agreement by the other party.
- 3.3 Written notice shall be considered furnished when it is sent by Certified Mail; return receipt requested or in hand delivered.
- 3.4 This agreement is automatically canceled, without requirement of notice, if any payment required by Section 2.1 of this agreement is not made within 60 days of the date on which it is due.

4. TERMS OF AGREEMENT

- 4.1 Indigency and client eligibility for representation under this agreement shall be determined in conformity with the standards of indigency and other rules and standards established by the Ohio Public Defender Commission and the State Public Defender.

- 4.2 The Ohio Public Defender Office has established caseload standards as stated in Ohio Administrative Code. The Montgomery County Public Defender Office will maintain caseload requirements as set forth in Ohio Administrative Code (§120-1-07(B)).
- 4.3 The Montgomery County Public Defender Office shall have the sole authority to assign Assistant Public Defenders to the Huber Heights Municipal Court docket. Additionally, the Montgomery County Public Defender Office shall retain sole authority to assign individual cases to the Assistant Public Defenders.
- 4.4 Recognizing that the requests for reimbursements must be received by the State Public Defender in a timely manner, the Montgomery County Municipal Court Clerk shall promptly notify the COUNTY of the Municipal ordinance cases completed and pending in any month.
- 4.5 After approval, the County Auditor shall thereafter, process the fees and expenses approved by the Court in accordance with the procedure set forth in Ohio Revised Code §120.33.
- 4.6 There shall be no discrimination against any employee who is employed in the work covered by this agreement or against any application for such employment because of the race, color, religion, sex, age, handicap or national origin. This provision shall apply to, but not be limited to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, raises of pay or other forms of compensation, and selection for training, including apprenticeship. The COUNTY shall insert a similar provision in any subcontract for services covered by this agreement.
- 4.7 No personnel of the parties or member of the governing body of any locality or other public official or employee of any such locality in which, or relating to which, the work under this Agreement is being carried out, and who exercises any functions or responsibilities in connection with the review or approval of the understanding or carrying out of any such work, shall, prior to the completion of said work, voluntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge and fulfillment of his or her functions and responsibilities with respect to the carrying out of said work.

5. MODIFICATION

- 5.1 This contract may not be amended orally.
- 5.2 This contract may be amended only by written addendum, signed and executed by the parties named herein, or their successors.

IN WITNESS WHEREOF, the parties have hereunto set their hands.

THE CITY OF HUBER HEIGHTS, OHIO

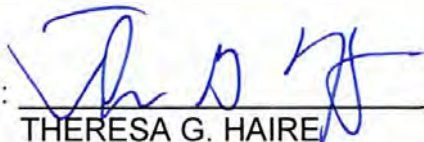
MONTGOMERY COUNTY
PUBLIC DEFENDER COMMISSION

BY: _____
JOHN RUSSELL
City Manager

BY: _____
DIANNE F. MARX
Chairman

APPROVED AS TO FORM:

BY: _____
CHRISTOPHER R. CONARD
Legal Counsel

BY:  _____
THERESA G. HAIRE
Montgomery County
Public Defender

AI-11198

Topics Of Discussion **O.**

Council Work Session

Meeting Date: 11/05/2025

Parks And Recreation Board Appointment - M. Fischer

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Board And Commission Appointments

* Parks And Recreation Board - Appointment

Purpose and Background

The City's interview panel recommends the appointment of Michelle Fischer to the Parks and Recreation Board for a term ending March 31, 2028. A background check has been processed on Ms. Fischer by Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Application - M. Fischer

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

Select the City board,
commission, or committee
applying for: Arts And Beautification Commission

Are you currently serving on any
other City boards, commissions,
or committees? No

If Yes, which? *Field not completed.*

Have you served on a City board,
commission, or committee
before? No

If Yes, which? *Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Fischer
First Name	Michelle
Middle Name	Brittany
Address	7611 Remmick Lane
City	Huber Heights
State	OH
Zip	45424
Home Phone Number	937-815-3042
Email Address	Fischermichelle.mbf@gmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Vilna
-------------	-------

Course of Study or Degree Earned	Field not completed.
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College	Sinclair
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Course of Study or Degree Earned	Paralegal Studies
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Graduate School	Field not completed.
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Course of Study or Degree Earned	Field not completed.
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Other (Specity)	Field not completed.
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Course of Study or Degree Earned	Field not completed.
----------------------------------	----------------------

COMMUNITY INVOLMENT

Please list all civic, community, or nonprofit organizations to which you have belonged or currently belong, and your dates of service.

Organization	Field not completed.
--------------	----------------------

Dates of Service	Field not completed.
------------------	----------------------

Organization	Field not completed.
--------------	----------------------

Dates of Service	Field not completed.
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Organization	Field not completed.
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Dates of Service	Field not completed.
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Organization	Field not completed.
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Dates of Service	Field not completed.
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EMPLOYMENT HISTORY

Name of Employer	Gounaris Abboud
------------------	-----------------

Position(s) Held	Paralegal
------------------	-----------

Dates of Employment	9/20/2023
---------------------	-----------

Name of Employer	Red Robin
------------------	-----------

Position(s) Held	Server
------------------	--------

Dates of Employment	6/7/2016 - 7/1/2024
---------------------	---------------------

Name of Employer	Field not completed.
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Position(s) Held *Field not completed.*

Dates of Employment *Field not completed.*

Name of Employer *Field not completed.*

Position(s) Held *Field not completed.*

Dates of Employment *Field not completed.*

STATEMENT OF INTEREST

Statement Of Interest Would like to be more involved with my community and volunteer my time to assist bettering the community I live in. Specifically, ensuring the city has plenty of outdoor activities and green space for our youth.

Additional Documentation (You can upload resume or other supporting documentation): *Field not completed.*

REQUIREMENTS & APPLICANT STATEMENT

Are you at least 18 years of age? Yes

Are you a registered voter Yes

Do you currently reside in the City of Huber Heights? Yes

Have you resided in the City of Huber Heights for at least one year prior to making this application? Yes

Are you willing to sign a release to allow the City of Huber Heights perform a background screening and criminal records check? Yes

Electronic Signature Agreement I agree.

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my

qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom

Electronic Signature

Michelle B. Fischer

Date

10/6/2025

Email not displaying correctly? [View it in your browser.](#)

AI-11192

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Board Of Zoning Appeals Reappointment - G. Mach

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Board Of Zoning Appeals - Reappointment

Purpose and Background

City Staff recommend the reappointment of Gregory Mach to the Board Of Zoning Appeals for a term ending January 31, 2031. An updated background check was processed on Mr. Mach by Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11196

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Citizen Water And Sewer Advisory Board Reappointments - M. Mullen/E. Petticrew/S. Robinson

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Citizens Water And Sewer Advisory Board - Reappointments

Purpose and Background

City Staff recommend the reappointment of Michael Mullen, Edwin Petticrew, and Samuel Robinson to the Citizens Water and Sewer Advisory Board for a term ending January 1, 2029. An updated background check on Mr. Robinson was processed through Human Resources. Updated background checks were not needed for Mr. Mullen and Mr. Petticrew due to recent initial appointments.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11195

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Culture And Diversity Citizen Action Commission Reappointment - C. Trotter

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

- * Culture And Diversity Citizen Action Commission - Reappointment

Purpose and Background

City Staff recommend the appointment of Christy Trotter to the Culture and Diversity Citizen Action Commission for a term ending December 31, 2028. An updated background check was processed on Ms. Trotter by Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11197

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Fire Appeals Board Reappointment - T. Walton

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Fire Appeals Board - Reappointment

Purpose and Background

City Staff recommend the reappointment of Terry Walton to the Fire Appeals Board for a term ending December 31, 2026. An updated background check was not needed for Mr. Walton due to a recent initial appointment.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11199

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Planning Commission Reappointment - J. Vargo

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Planning Commission - Reappointment

Purpose and Background

City Staff recommends the reappointment of Jan Vargo to the Planning Commission for a term ending January 31, 2031. An updated background check was processed on Ms. Vargo by Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11200

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Property Maintenance Review Board Reappointments - C. Darrin/J. Roberts/R. Winkler

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

- * Property Maintenance Review Board - Reappointments

Purpose and Background

City Staff recommend the appointment of Christopher Darrin, John Roberts, and Richard Winkler to the Property Maintenance Review Board for a term ending December 31, 2028. Updated background checks on Mr. Roberts, and Mr. Winkler were processed through Human Resources. An updated background check was not needed for Mr. Darrin due to a recent initial appointment.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-11201

Topics Of Discussion

Council Work Session

Meeting Date: 11/05/2025

Tax Review Board Reappointment - S. Richardson

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 11/05/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

**Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

* Tax Review Board - Reappointment

Purpose and Background

City Staff recommend the reappointment of Samuel Richardson to the Tax Review Board for a term ending December 31, 2027. An updated background check was processed on Mr. Richardson by Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.
